

We are writing to strongly object to the retrospective planning application for the outbuilding built next door to us in March 2020. This has caused us a lot of undue stress over the past three months. It has been built without the applicants consulting neighbours or considering the impact it has had on us and others.

The plans submitted appear incorrect and not as described. The plans describe the building as single storey however there is a loft space with "mezzanine" type floor. No photos have been provided with the application that allow you to see the sheer scale of the building against its surroundings.

The building is imposing, overbearing and out of scale for the size of the garden. The floor area measures approximately 41 square metres. It stretches the entire width of the garden. The excessive width adds to its overbearing presence and disproportionate scale. There are no other out-buildings at the rear of properties on this row of houses of this scale and it therefore appears out of character. The building has been sited between 300-500 mm of all three boundaries. When opening their side windows they can hit our fence and this will also apply to the neighbours at 81. When using this building, our privacy is affected as they can see directly into our bedrooms.

The plans submitted state that the building is 3.7 metres high. This is incorrect. The pitched roof ridge height is approximately 3.9 metres now. There is still Celotex and shingles required to complete the roof which will take it to 4 metres high if completed.

The roof and porch are of major concern to us. All neighbours on our row of houses had previously enjoyed the uninterrupted views of the large woodland behind. As the applicant's property is in the middle of our row of houses, their new outbuilding is the focal point of everyone's rear garden views. We are also hugely affected by the view inside all of our downstairs rear living space which was designed to make the most of the wooded open outlook beyond. Our views are now dominated from all rear windows and doors by the outbuilding's high pitched roof and porch (see photos submitted.)

In addition to the sheer overall size of the building, we would like to express our concern for its intended use and wish to seek assurance from the council that the building cannot be used as a dwelling.

. Amongst other equipment, he intends to install a pool table, fruit machine and punch bags. A fire-pit would be built outside bringing with it further health and safety implications. There is no mention on the plans of the mains water, toilet and sink that he stated he is intending to install. Currently Bramble Road is a very quiet street. The intended use for this building is undoubtedly going to attract more noise affecting the peace and tranquillity currently enjoyed by us and all other neighbours in close proximity.

The history of the building is that it was purchased from owners with a garden of several acres. The applicants said they were surprised how big it looked when it was then built in their own much smaller garden of approximately 25-30 metres in length.

We request that the roof plans are changed to have a 2.5 metre flat roof installed. Ideally we would like the overall footprint reduced and for it to be built further from our boundary. While removing the pitched roof will not resolve all of our issues, it will go some way to helping reduce the impact on us and other neighbours. We feel this is a reasonable compromise. The building is currently in an unfinished state so the roof adjustment would cause them minimum disruption and cost. With a lower roof the applicants will still get the extra space they need.

To summarise, with this imposing building being so close to our boundary, our severely impacted views, privacy issues and the disruption on our daily lives from its intended use, we seek assurance that if the building is given permission, the applicant does not go beyond permitted use. We would like the building changed to have a 2.5 metre flat roof as a minimum with adequate insulation to help with noise reduction. Ideally we would like the overall size reduced in addition to a lower flat roof and built further away from our boundary instead of within touching distance.

Prior to this episode, we have had a good relationship with Mr & Mrs Lane and hope that this can continue after a decision has been made. We appreciate the help that the Council have given us to date and hope that the planning officer can mediate to ensure a decision is made that is acceptable to all concerned.