

This application is a duplication of application 20/01891/F and therefore all comments made leading to the rejection of that application also apply to this application. Our objections are:

1. The original planning permission for Farriers Close required the copse area, on which this development is proposed, to be left for aesthetic purposes, to assist with drainage and to provide screening of the new houses from Rectory Lane. Two previous planning applications for smaller properties have previously been rejected because they could not support these requirements, nothing has changed.
2. The proposed 4 bedroom property would tower over Rectory Lane and would put the beautiful Pringle Cottage in shadow for most of the day.
3. The proposed property not only overlooks Pringle Cottage at the front, but also The Old School House and 4 Farriers Close at the rear.
4. There are inaccuracies in the planning application regarding the naming and location of the neighbouring properties meaning that the impact upon them cannot be accurately assessed. The stated height of the site in relation to Rectory Lane also appears to be inaccurate and underestimates the height difference between the proposed development and Pringle Cottage.
5. The proposed development requires the felling of a very attractive sycamore tree which is protected by a preservation order so as to provide screening of the houses in Farriers Close. It is a healthy, well-developed tree which is in keeping with others around the village.
6. There is insufficient parking provision in relation to the size of the proposed property which would lead to vehicles regularly being parked on Rectory Lane, obstructing access for emergency vehicles, or on Farriers Close causing damage to the verges.
7. The owner of the land has not properly maintained the copse, as they were obliged to in the original planning permission for Farriers Close. It is not appropriate to reward them for this neglect by allowing them to profit from the development of an excessively large property on the site.
8. Fringford does not need any more large four bedroom properties of this type, particularly on such a small and elevated plot.

Keith & Lisa Ruggles 4 Farriers Close