

On 2 Aug 2021, at 15:58, Lydia Thomas wrote:

Councillor Reynolds,

My apologies for emailing you directly, I'm not sure who to send planning objections to.

I would like to submit our objection to Lanes End's plans to replace to garage, to add a 1st storey of accommodation and extend and renovate the ancillary property next to the garage. The ancillary building within the planning application has all the features of if not a dormer bungalow, but an independent dwelling, providing the potential to separate the property in the future.

As a grade two listed property, surrounded by many grade two listed properties, within a conservation area, we feel that the plans do not reflect the extensive use of local materials in similarly listed properties. Moreover, previous applications by Lanes End were turned down because of poor access for construction vehicles. There would be nowhere for construction vehicles to park during the building work, and the increased traffic, noise and disruption to all residents of the lane would be intolerable, especially considering the increased incidence of people working from home and the poor health of many of the residents. The lane is a dead end with no turning area, this construction would make it difficult for residents to access their properties and make access for any emergency vehicles extremely debatable. The road surface of the lane is already extremely poor and would be worsened by the excess usage, especially when combined with inevitably inclement weather.

The application submitted by Highfield 18 months ago to add a first storey to a flat roofed garage to create disability-friendly accommodation, was rejected on the basis of it being in an area of conservation and that any further building would be detrimental to its surroundings. Adding a first floor to the existing building at Lanes End would block light to our home and front garden. Any windows facing the lane would look directly into ours; adding another storey would make this far worse. It would be an invasion of privacy for both Highfield and Whitts End.

Increased accommodation inevitably leads to an increase in the number of cars. The existing off-road parking available at the property is already minimal, and what there is, is under-utilised. Assuming planning is granted, the question remains of where the private vehicles (caravan etc) would be parked while the building work was undertaken. Where would the construction vehicles be parked? What guarantees would residents have that work would be completed in a timely manner, with minimal noise and disruption? What guarantees would be given that the lane wouldn't be made impassable by vehicles, skips, scaffolding etc and that any damage the road surface would be repaired? A structured plan which encompasses these points should be sought, along with a projected timeline for the duration of construction work.

The village is being overrun with parked cars and threatened by the onslaught of poor building work. We should seek to minimise any further erosion of our village's character by opposing any further development which will further worsen this problem.

Kind regards Lydia Thomas

