

## **Blaze-Inn Saddles**

**Planning Application: 21/04166/F**

### **Rebuttal to the Objection from Barn Close:**

**We have attached the Barn Close comments in italics and our responses follow theirs:**

#### *Barn Close*

*As an owner/occupier of the adjacent grade II listed property Barn Close I object for the following reasons: The building is sited too close to a fragile listed building that would not allow space for any essential stone wall repairs and would compromise the reading of a historic building from the street by altering its form in relation to other buildings. It was and always has been a sizeable length upon road with a thatched passage at the midpoint (approximately), this proposed addition would negatively affect these historic proportions.*

**There will be a distance of at least 1.8 metres between the 2 buildings which allows for any stone wall maintenance, in our view the historic proportions will be restored and not harmed in any way.**

*There is also significant risk from excavation for the required foundations (2 metres deep would be required) of a sizeable two storey dwelling so close to the listed barn, along its entire gable length, that the gable wall will become unstable. We know the base of this wall will become entirely exposed to place the required footings for the new dwellings as it is not 2 metres below ground level and from the sketch (albeit without appropriate scale) appear to be less than a metre. These walls also were built extending across as they are deeper underground and the required excavations may even hit the base of this wall such is its close siting to the listed structure. Evidence of this is clearly visible from the front elevation and I am able to provide previous structural information from a structural engineer regarding what is known of the wall bases.*

**There is already a Flying Buttress attached to their gable wall that sits on our land and any excavations will only be undertaken after advice from both a Civil Engineer and the Councils Building Regulations Officers.**

*Furthermore the parking space identified is highways land and there is a right of way across this to service our barn door which the proposal would block. There is ample available parking to the rear of this property and no need to lose greenscape to hard landscaping.*

**Anyone can legally park on the identified parking space which does NOT block any right of way, nevertheless we have no intention of altering Highway Land in any shape or form.**

**continued**

2.

*This scheme is not well thought out and is significantly different to the previous proposal. I note there is no accurate scale on the sketch but it appears to be sited within 1 metre of the gable wall of Barn Close. Whilst this may occupy a previous footprint, that footprint would be an agriculture barn. Which would not have humans inhabiting or have had windows at first floor level, these proposed windows will overlook directly into our property and cause a loss of privacy to a large mature garden and as the proposed dwelling extends beyond the listed barn it will also directly overlook the rear of our house causing loss of privacy to the dwelling.*

**The scheme is extremely well thought through and that is why it is different to the original proposal; [REDACTED] Barn Close will NOT be overlooked and that there are no windows facing their property from any floor level.**

*We already have the Shepherd Hut inappropriately sited not only at the boundary but positioned to face into our garden, already causing embarrassment when the young lovers emerge in a state of undress peering at me or my children in the garden. Presumably this is done to give a nicer outlook than a pub beer garden?*

**Our Shepherd's Hut was sited prior their recent occupation of Barn Close [REDACTED]  
[REDACTED]  
[REDACTED]. The undressed young lovers' comment is [REDACTED] not applicable to this or any application.**

*Whilst the pub is not viable as the applicants themselves state, I do not see how the addition of one 3 bed room home assists this. Is it a pub or a holiday let?*

[REDACTED]  
[REDACTED].

*The occupants are hardly likely to want to use the adjacent pub garden when they have their own facilities? There are also no details of materials to be used or detailed/scaled plans to appropriately assess this application.*

**[REDACTED] planning application and the supporting documents that are required by the LPA so that their Officers can properly assess any Planning Application.**

**continued**

**3.**

I note the comment regarding source heat pump, is this an air source heat pump or ground source? if an air source, I again wish to highlight a further objection that this is quite noisy and sited adjacent to our property and run I again wish to highlight a further objection that this is quite noisy and sited adjacent to our property and runs 24 hours each day unlike the motorbikes. This application is completely unsuitable

[REDACTED]  
**supporting documents that are required by the LPA so that their Officers can properly assess any Planning Application, we have NOT mentioned any kind of Heat Pump!**

**Conclusions:**

We can understand that the owners of the closest property might have a few legitimate concerns, [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Geoffrey Noquet**