

APPLICATION NO: 15/00958/FUL		OFFICER: Mr Ed Baker	
DATE REGISTERED: 2nd June 2015		DATE OF EXPIRY : 28th July 2015	
WARD: Charlton Park		PARISH: CHARLK	
APPLICANT:	Robert Deacon Builders Ltd		
LOCATION:	Former Barrington Lodge Nursing Home, 138 Cirencester Road, Charlton Kings		
PROPOSAL:	Erection of four detached dwellings with garages (revised scheme)		

REPRESENTATIONS

Number of contributors	8
Number of objections	5
Number of representations	3
Number of supporting	0

134A Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DS

Comments: 14th June 2015

I have examined the modified proposal (15/00958/FUL) on line. I wish to object to the modification on the following grounds:

1. The original planning application for 5 properties on this site was turned down, inter alia, because the committee considered that the site would be overcrowded with 5 houses - why should this be different now? To have two further properties beyond the three that are in various stages of construction would inevitably give smaller plots, and therefore by definition more geographical crowding of the actual site
2. To increase the number of houses to five would have concomitant increases in people using the whole site, more cars, more deliveries, more rubbish collection, more threats to privacy, more noise and more traffic movements in and out of Cirencester Road - an already busy road. My house is particularly affected by traffic movements in and out as we own 136 (134a) Cirencester Road and therefore border on to the access road for the new site.

The new proposal seems to one adopted by many developers, having had a proposal curtailed (in this case from 5 to 4 properties) then a subsequent proposal to get the original number reinstated. Whilst I recognise the developers' right to submit additional plans, nevertheless this seems to be sharp practice - and this from a developer who claimed verbally to me not to be greedy and wishing to fit in with Charlton Kings.

I have tried throughout this development to be as cooperative as possible, but this latest proposal is just beyond reason and I would strongly urge the planning authority to turn it down.

8 Bafford Approach
Cheltenham
Gloucestershire
GL53 9HJ

Comments: 8th September 2015

With ref. to the above building site and the proposed application for 5 houses.

I am led to believe that this application for 5 houses will not go ahead due to protracted delay in Planning and objections from neighbours.

On your last visit to us, Mr. Baker, you showed us your concern of the impact the proposed property and proximity of the building to us.

As you showed us the revised drawings showing Mr. Deacon had moved the first floor flat roof extension further away from us, to lessen the impact, was acceptable and no further action was necessary.

I now understand that Mr Deacon is proceeding on the planning permission given in original plans which will impact on us much more.

Could you contact us, please, so we may discuss what can be done as footings are being dug as we speak!

Brierton Cottage
Bafford Lane
Cheltenham
Gloucestershire
GL53 8DR

Comments: 26th June 2015

Letter attached.

Comments: 2nd October 2015

Letter attached.

4 Lawson Glade
Cheltenham
Gloucestershire
GL53 9HL

Comments: 14th August 2015

With reference to the alterations to the proposed building of four houses to five on the Barrington Lodge site I would like to offer the following comments.

Four houses were just about acceptable on this size site.

Five houses would in my opinion be too cramped in.

The access road to the Cirencester Rd is very narrow and more cars and vehicles entering and leaving would be very dangerous on the Cirencester Road, given its proximity to Bafford Approach.

Due to the proximity of the additional house to our boundary fence and being on higher ground we feel we would lose a lot of our privacy, especially as the properties being built are very tall.

I trust you will note my comments

42 Bafford Lane
Cheltenham
Gloucestershire
GL53 8DP

Comments: 11th June 2015

Comparison of the proposed block diagram with the Tree Survey Report shows that the new Plot 5 building seriously compromises the Root Protection Zone of the large cedar tree at the southern side of the site. This tree is an important visual amenity and is classed as Category A in the Tree Survey.

10 Bafford Approach
Cheltenham
Gloucestershire
GL53 9HP

Comments: 30th September 2015

Cheltenham Tree Group objects to this proposal. It is concerned at the proximity of one of the proposed dwellings to the Cedar tree. There is bound to be encroachment and consequential disturbance to the roots through the construction of the foundations. This iconic tree is well known in the area, holding as it does an impressive position against the skyline. It will be put at risk, and although the effect may not be immediate its demise will undoubtedly be hastened.

20 Brizen Lane
Cheltenham
Gloucestershire
GL53 0NG

Comments: 19th June 2015

Please could I request that this application goes before planning committee for a decision should the officer recommendation be to permit. This is so that the committee can consider whether or not the proposed development would be an over development of the site, as well as considering the impact of the scheme on highways, amenity and tree issues.

Rose Farm
Stockwell Lane
Woodmancote
Cheltenham
Gloucestershire
GL52 9QE

Comments: 22nd June 2015

We are very disappointed to note that a further Planning Application has been made for the erection of five dwellings on this site, five dwellings originally being refused.

There are no substantial improvements between what is proposed in this application and that which was refused in Application 14 / 01451 / FUL. The refusal Notice at that time, clearly indicates that: "The proposed dwellings by reason of their size, design and layout, result in a

cramped form of development, which is harmful to the visual amenities of the area, the setting of the adjacent conservation area, and the amenities of neighbouring properties." Therefore, we would urge the Borough Council to refuse this application, despite the contents of the Design & Access Statement which you will note makes no reference to the overbearing nature of this proposal on 46 Bafford Lane.

We supported and would continue to support the proposed approved four house scheme for this site, which seemed a sensible solution, given the constraints, the principal one of which must be the significant difference in ground levels between the application site and the location of 46, Bafford Lane.

With regard to the application itself, the finished floor level of the living room of Plot 5, is now proposed to be one metre higher than the finished floor of the living room of the approved scheme, which is 1.675 metres above the finished floor level of No 46 Bafford Lane (based on the level information contained in our letter of 30 April regarding Plot 2) thereby substantially increasing the detriment to No 46 being close to the boundary. There is oblique overlooking into the rear garden, the Living Room windows, and two bedroom windows of 46 Bafford Lane, and direct overlooking from the unnecessary proposed wrap-around Veranda which only appears on the elevations with a reference to Plot 2

We have previously expressed our concerns with regard to the levels indicated for the site, against those indicated for 46 Bafford Lane and our letter to the Borough Council of 30 April 2015, in relation to Application No. 15 / 00326 / Condit, clearly indicates what this discrepancy is. The correct statement of levels is paramount in considering the effect of the development on our Client's property since our major objection is the massing of the development, its close proximity to the boundary, its height and these are obviously affected by finished floor levels of the development site, having regard to the finished floor level of 46 Bafford Lane.

Whilst Sections A & B are shown, these are of no relevance in relation to Plot 5 and 46 Bafford Lane, and we would suggest a Section C should be drawn through 46 Bafford Lane, and Plot 5, to understand and portray accurately the difference in levels, the height of roofs, etc.

In order to ensure the accuracy of these levels, our Client will grant access to 46 Bafford Lane for this purpose, as currently the levels indicated are clearly in error, and misrepresenting the proposed outcome.

Notwithstanding our detailed comments with regard to Plot 5, we urge the Council to maintain its position of objecting to this proposed development for this site which is entirely consistent with the original refusal.

Please note that our client continues to incur considerable costs in bringing these matters to the attention of the Borough Council.

Comments: 23rd June 2015
Letter attached.

Comments: 26th August 2015
Our Ref: RB/cmf

We would like to thank Mr Baker for meeting with Richard Basnett and our client at 46 Bafford Lane on 15 July and note that since that date further drawings have been deposited in respect of this amended scheme.

Errors in Levels and Measurements:

Before we comment on this amendment itself, we want to make some comments with regard to levels and how this scheme has been represented in relation to 46 Bafford Lane, and other properties. Our concerns with regard to levels between this development site and our Client's

property, 46 Bafford Lane, were first set out in our letter of 5 September 2014. We gave the Council level data in support of our claims on 27 October 2014, and some additional data in respect of the partially constructed Plot 2, in a letter dated 30 April 2015.

Only now have adjustments been made and more sections drawn showing the juxtaposition of 46 Bafford Lane and the development site. These confirm discrepancies in the consent granted at the outset, all to the detriment of 46 Bafford Lane. Ground levels, finished floor levels and roof levels of 46 Bafford Lane have all been changed. A scheme has, therefore, been approved on incorrect information, all of which was brought to the local authority's attention at the outset, but no investigations were made.

Plot 2 was then adjusted by the developer, in raising part of the building to accommodate a basement on incorrect information, for which consent was granted retrospectively. Again all to the detriment of 46 Bafford Lane.

Furthermore, the current drawings still contain erroneous information, for instance: on Section 2-2 the garage roof of Plot 5 is shown with a level of 100.42, whilst the higher single-storey part to Plot 2, already completed has been shown with a level of 100.325.

Clearly errors and misrepresentations persist. In view of this we believe that all levels, including those to completed units (roofs and finished floors), proposed units and ground and finished floor levels to 46 Bafford Lane are verified by an independent survey. Thereafter checks should be carried during construction and at completion.

In our view, this would protect the Council and give reassurance to adjoining owners and even the developer that what has and is being built is correctly represented; since from the outset the overriding concern with this development has been the bulk and massing of the houses exacerbated by what is a significant difference in level between the development site and properties in Bafford Lane.

Objections To 15/00958/FUL:

Turning to the proposal for Plot 5. This adds another large house to this site. Five houses were originally refused. Four houses were considered acceptable by both the local planning authority and neighbouring owners and we supported this approach.

Whilst the refused Plot 2 scheme had two storeys to the rear, a living room and bedrooms above, the ground floor of the living room proposed was set .8 metres lower than the current proposal. Thus the removal of the first storey does not produce the benefit implied.

The effect on 46 Bafford Lane, is illustrated by the sections through the site, giving a strong indication of the dominance that this additional unit will have on 46 Bafford Lane. The slab-sided Plot 5 has been indicated with a roof level .6 metres above the ridge of 46 Bafford Lane, which equates to approximately 3 metres above the first-floor window cill height. This element is within 18 metres of the nearest first-floor bedroom window and within 13 metres of the single-storey extension to the rear. To put this in context someone standing either outside or just inside the rear extension would be faced when looking South East by a wall 7m high only 13m away. This will also cause shading of the rear garden for as significant portion of the year.

A veranda / terrace has been indicated to the rear of the living room. This does not feature on the plans or the site layout plan; only the sections and elevations, which in our view is misleading. It is unnecessary and gives views into parts of 46 Bafford Lane, including the rear garden, terrace, and single-storey rear extension, which is only 12 metres distant. The refused scheme indicated a significantly lower floor to the Living Room element. If this approach were again adopted the terrace/ veranda could be at ground level, there would be no overlooking, and the bulk of the building would be reduced.

The separation dimensions indicated on Drawing 2015 / 15 / 102C are misleading, insofar as they are taken from the house and not the single-storey extension to the rear, which is a habitable room, has a considerable amount of glazing, low cill heights and is only 12 metres from the terrace / living room.

A 2 metre high brick wall separating 46 Bafford Lane from Plot 5 is now indicated. This does not feature on the plans and we would be pleased if its inclusion could be confirmed or denied.

When comparing this scheme with the refused scheme it must be coupled with the creeping changes which have already occurred to the approved scheme, together with the erroneous information on which consent was granted. All of this has been to the detriment of 46 Bafford Lane.

Taking all of this into account the differences between the refused 5 house scheme Reference: 14 / 01451 / FUL and this scheme are not sufficient to warrant approval this time around.

Yours faithfully
Chartered Surveyors

Comments: 7th October 2015

We take it that the developer of this site has now abandoned the proposed scheme for five houses, Reference: 15/00958/FUL. We are concerned that what started as a five house scheme on which we have already commented in our letter of 26 August, has now changed into a four house scheme, with the same planning reference, when, in our opinion, the five house scheme should have been withdrawn and a new application made for the four house scheme. This, together with the number of drawings issued for this site, the dates on drawings, and the lack of reference to any revision numbers, is tantamount to deliberate obfuscation. It would be very difficult for anyone, who has not followed the proposals for this site from the outset, to appreciate what has happened with the site and the applications that have been made.

To add some clarity, therefore, we summarise below the history of applications and development on this site. No doubt this will be in the report to the Planning Committee.

1. A five house scheme similar in design to those houses which have been approved, Reference No. 14 / 01451 / FUL, was refused on 19 November 2014. Works commenced on site and subsequently, a four house scheme, which our Clients at No. 46 Bafford Lane supported, was approved on 26 January 2015.
2. As works progressed it became clear to us that what was then defined as Plot 2 was not being constructed in accordance with the approved plans, in that a basement was being constructed under a substantial part of the building. As consequence of that basement, roof heights and the size of the first floor were to be increased. Subsequently an application for an enlarged scheme to Plot 2 was made and, after some adjustments, approved. This to the detriment of No. 46 Bafford Lane, the adjoining property.
3. At this point we also brought to the Borough Council's attention, following our concerns expressed earlier that the levels on which consent was granted were incorrect again to the detriment of 46 Bafford Lane.
4. Subsequently, an application for a five house scheme was made, Reference No. 15 / 00958 / FUL. We made comments with regard to this scheme and, in particular, errors with regard to levels as these directly affect our Client's property at No. 46 Bafford Lane, and misrepresented what was proposed. This application has still to be determined. Nevertheless, construction began on site, without consent, to what transpires to be an enlarged Plot 1. It would appear that proposals for the five house scheme have now been abandoned, although this has not been confirmed. Subsequent to commencement on site of Plot 1, an application has now been made for four detached dwellings on the site, with a substantially enlarged Plot 1. Construction

progresses without approval. No doubt, no action will be taken since the development is considered "at risk", in view of the revised scheme having been submitted and currently not determined.

In considering this revised scheme, we must look to the approved four house scheme, which our Client supported. We note that there is no change to the proposed garage position, which is to be welcomed. However, the proposed Plot 1, comes to within 1 metre of the garage at ground-floor level, almost touching the garage at first-floor level. This is clearly shown on the plan but is not correctly represented on Section AA, Drawing No. 201528 / 115. By contrast, on the approved scheme, the separation between the garage and the house amounted to 5.5 metres. To put this in context, the enlarged house, is in excess of 5 metres closer to our Client's property at first-floor level (noting that the first floor oversails the ground floor). This effectively closes a space between the house and the garage and represents a substantial massing, being the principal objection to the refused 5 house scheme. Whereas in the approved scheme the lower density and reduced massing presented a reasonable aspect from No. 46 Bafford Lane and, indeed, other surrounding properties.

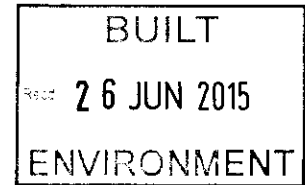
When viewed from the South West the rear elevation including the garage will have a total length of 26m (85feet) reach in parts a height above ground level of some 6.8m (22feet) which will equate to 8.1m (26.5 feet) when taken from the ground floor of 46 Bafford Lane.

With regard to the size of the proposed Plot 1, the approved Plot 1 amounted to 236m² GEA, excluding the garage. The revised Plot 1 amounts to 392m² GEA, excluding the garage, a 66% increase. This is clearly at odds with what was approved and originally considered acceptable for the site, but this must also be read in context with what has already happened at Plot 2, which has significantly increased in size since the original approval. This has been further compounded by the incorrect levels on which the original approval was granted. All of this "creeping" uncontrolled development is to the greater detriment to No. 46 Bafford Lane, and also some of the other surrounding properties. Despite construction already being well advanced, this proposal should be refused.

We are very concerned as to how the development on this site has progressed. Works are carried out without approval, all detrimental to neighbouring properties, and subsequently amended schemes are submitted. To date these have all received approval. As a result our client has incurred considerable expense in making representations, including in relation to errors and misrepresentations on submitted drawings. Clearly the manner in which these matters have been handled is completely unacceptable.

Date. 25th June 2015

The Estate of Mrs M S Gallagher
Brierton Cottage
Bafford Lane
Charlton Kings
Cheltenham
Glos
GL53 8DR



Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Glos
GL50 1PP

Dear Sirs

Re: Planning Application 15/00958/FUL. Erection of 5 Dwellings at former Barrington Lodge Nursing Home, 138 Cirencester Road, Charlton Kings, Cheltenham, Glos.

This pending planning application 15/00958/FUL, for 5 detached dwellings on this site, is almost identical to the refused planning application 14/01451/FUL, on the same site, for 5 detached dwellings in November 2014,

Following on from this, we note that there has been a new planning officer appointed to this pending planning application 15/00958/FUL, who will make a decision on a delegated basis rather than having to go to the Planning Committee, regarding this planning application, which was the same planning procedure applied to refused planning application of 14/01451/FUL, on the same site for 5 detached dwellings in November 2014, although a different Planning Officer made the delegated decision for refusal at that time.

Therefore, the new planning officer considering this planning application should take into account the reasons why the previous planning officer, refused an almost identical planning application for 5 detached dwellings on the same site in November 2014 and unless there has been a new planning policy introduced by the Planning Department since November 2014, then the new planning officer should come to the same conclusion, to that of the previous planning in November 2014, otherwise this planning application 15/00958/FUL should be decided properly by the Planning Committee, who can then decide given the relevant facts of this pending planning application, for 5 detached dwellings, in reference to the history of the previous almost identical planning application 14/01451/FUL, for 5 detached dwellings, which was refused planning in November 2014.

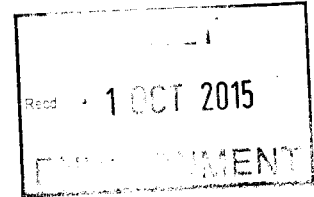
Yours sincerely

Mr P R Gallagher 
For and on behalf of the Estate of Mrs M S Gallagher

Date. 30th September 2015

[REDACTED]
Brierton Cottage
Bafford Lane
Charlton Kings
Cheltenham
Glos
GL53 8DR

The Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Glos
GL50 1PP



Dear Sirs

Re: Your Department's Letter dated the 24th September 2015, in reference to pending Planning Application for the Erection of 4 Dwellings at the former Barrington Lodge Nursing Home, 138 Cirencester Road Charlton Kings under pending Planning Application Number 15/00958/FUL, which is also shares at present the same pending Planning Application Reference Number of 15/00958/FUL for 5 Dwellings.

Having viewed the new submitted drawings for 4 Dwellings published by the Planning Department, on the 23rd September 2015, concerning pending planning application 15/00958/FUL, we would be grateful if the Planning Department would take into consideration the following points.

1. There is at present Three Block Plans showing the overall ground floor footprint to the application for 5 dwellings under planning application 15/00958/FUL and they are shown within the following drawings numbers:-

Date Published	Drawing Number	Plan Description
31/5/2015	2015/15/102	Proposed Block Plan
31/7/2015	2015/15/102B	Proposed Block Plan
5/8/2015	2015/15/102C	Proposed Block Plan

We now have One Plan showing the overall ground floor footprint to this application for 4 dwellings under the same planning application 15/00959/FUL and that is shown within the following drawing number.

Date Published	Drawing Number	Plan Description
23/9/2015	2015/28/102	Proposed Block Plan Ground Floor

Therefore, we now have one drawing 2015/28/102 showing the overall ground floor footprint for 4 dwellings as opposed to three drawings previously published from May to August 2015, showing the overall footprint for 5 dwellings concerning the same pending application of 15/00958/FUL, which is misleading and if planning is to be given for either the 4 dwellings or the 5 dwellings that since the 24th September 2015 share the same Planning Reference number of 15/00958/FUL the planning department, then they must make sure that they only give approval to the specific ground floor block plan drawing number relevant to either the pending 4 Dwelling or 5 Dwelling proposal under the shared Planning Reference Number 15/00958/FUL and not to all the ground floor block plans. published by the Planning Department under this Planning Application Reference Number 15/00958/FUL.

Continued Page 2

[REDACTED]
Brierton Cottage
Bafford Lane
Charlton Kings
Cheltenham
Glos
GL53 8DR

The Planning Department
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Glos
GL50 1PP

2. We would like to draw the Planning Department's attention to Drawing 2015/28/102 for 4 dwellings published on the 23rd September 2015, by the Planning Department, which shows a schedule in the top right hand corner of the drawing, the trees to be planted within the development, but this schedule is not shown in top right hand corner of drawings 2015/15/102, 2015/15/102B and 2015/15/102C for the 5 dwellings part of this application, published by the Planning Department, from the 31st May 2015 to the 3rd September 2015 and it must be noted that these three drawings show new trees to be planted close to the structural garage wall of Brierton Cottage, where in fact at present there are no existing trees planted..

We have also noted that Drawing Number DMC-2/3 rev 2 Published 6/7/2015, relating to the now 5 dwellings part of this application, under planning application 15/00958/FUL shows two distinct trees to be planted close to the structural wall of Brierton Cottage and there is also a Tree schedule in the top right hand corner of this drawing, indicating two new trees are to be planted close to the structural boundary wall of Brierton Cottage as a (5) Sorbus Aria (6) Silver Birch Betula Pendula, which are medium to large trees when fully grown, with a medium to large root base.

Therefore, due to there being four drawings mentioned above showing different tree planting to be carried out under the now shared planning application of 4 or 5 dwellings under pending Planning Application 15/00958/FUL, we have concern's about the possible future damage to the foundations and garage wall by any medium or large trees that will be planted close to the structural garage boundary wall of Brierton Cottage, where there are no trees planted at present, in the rear garden of the property being built at present by the applicant in the north east corner of the development and we ask the planning department to ask the applicant to submit a new drawing showing a detailed schedule of all the new trees to be planted throughout the whole development, which will in turn then clearly show what trees are to be planted close to the structural garage boundary wall of Brierton Cottage and throughout the rest of the development and we also we ask the Planning Department to include a condition within the decision notice of any planning approval given to the now shared 4 or 5 dwellings of pending Planning Application 15/00958/FUL. to say that any new trees planted, must be smaller trees and planted away from the structural garage wall of Brierton Cottage and to allow for the root base when these trees reach maturity, so as to prevent any future damage to the foundations and wall of the structural garage boundary wall of Brierton Cottage.

Thank you for you for your attention in this matter.

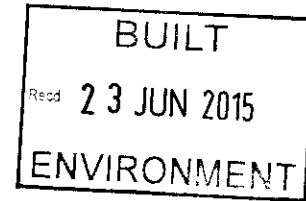
Yours sincerely [REDACTED]
[REDACTED]

BASNETT ASSOCIATES
CHARTERED SURVEYORS
BUILDING & DESIGN CONSULTANTS

Our Ref: RB/cmf

22 June 2015

For the attention of: Mr E Baker
The Built Environment
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 1PP



Dear Sirs

15 / 00958 / FUL – Erection of five detached dwellings at former Barrington Lodge Nursing Home, 138 Cirencester Road, Charlton Kings, Cheltenham, Gloucestershire, GL53 8DS

We are very disappointed to note that a further Planning Application has been made for the erection of five dwellings on this site, five dwellings originally being refused.

There are no substantial improvements between what is proposed in this application and that which was refused in Application 14 / 01451 / FUL. The refusal Notice at that time, clearly indicates that: "The proposed dwellings by reason of their size, design and layout, result in a cramped form of development, which is harmful to the visual amenities of the area, the setting of the adjacent conservation area, and the amenities of neighbouring properties." Therefore, we would urge the Borough Council to refuse this application, despite the contents of the Design & Access Statement which you will note makes no reference to the overbearing nature of this proposal on 46 Bafford Lane.

We supported and would continue to support the proposed approved four house scheme for this site, which seemed a sensible solution, given the constraints, the principal one of which must be the significant difference in ground levels between the application site and the location of 46, Bafford Lane.

With regard to the application itself, the finished floor level of the living room of Plot 5, is now proposed to be one metre higher than the finished floor of the living room of the approved scheme, which is 1.675 metres above the finished floor level of No 46 Bafford Lane (based on the level information contained in our letter of 30 April regarding Plot 2) thereby substantially increasing the detriment to No 46 being close to the boundary. There is oblique overlooking into the rear garden, the Living Room windows, and two bedroom windows of 46 Bafford Lane, and direct overlooking from the unnecessary proposed wrap-around Verandah which only appears on the elevations with a reference to Plot 2

We have previously expressed our concerns with regard to the levels indicated for the site, against those indicated for 46 Bafford Lane and our letter to the Borough Council of 30 April 2015, in relation to Application No. 15 / 00326 / Condit, clearly indicates what this discrepancy is. The correct statement of levels is paramount in considering the effect of the development on our Client's property



Richard Basnett BSc(Hons) FRICS • Basnett Associates Limited

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Regulated by RICS

Reg. in England & Wales No. 04797407 Reg. Office: Carrick House, Lypiatt Road, Cheltenham GL50 2QJ

since our major objection is the massing of the development, its close proximity to the boundary, its height and these are obviously affected by finished floor levels of the development site, having regard to the finished floor level of 46 Bafford Lane.

Whilst Sections A & B are shown, these are of no relevance in relation to Plot 5 and 46 Bafford Lane, and we would suggest a Section C should be drawn through 46 Bafford Lane, and Plot 5, to understand and portray accurately the difference in levels, the height of roofs, etc.

In order to ensure the accuracy of these levels, our Client will grant access to 46 Bafford Lane for this purpose, as currently the levels indicated are clearly in error, and misrepresenting the proposed outcome.

Notwithstanding our detailed comments with regard to Plot 5, we urge the Council to maintain its position of objecting to this proposed development for this site which is entirely consistent with the original refusal.

Please note that our client continues to incur considerable costs in bringing these matters to the attention of the Borough Council.

Yours faithfully

A large black rectangular redaction box covers the signature area. A small white mark resembling a pen nib is visible at the bottom left corner of the redaction.

R Basnett BSc (Hons) FRICS
Chartered Building Surveyor

cc Councillor P Baker
Ms L Barter
Mr & Mrs T Barter