

Ben,

We are obviously very disappointed by the number of objections which have been submitted which has resulted in the need for us to try and offer some mitigation below. Throughout this process, we have listened, adhered to advice, redesigned and fully taken onboard the recommendations given by the planning office and the committee.

A couple of the objections refer directly to the process of 'retrospective' planning, but the majority focus on the overall look and size of the build, some question the 'poor design' – as recommended and approved by the committee, citing that it 'is not in keeping with the surrounding properties' and the fact that it is 'causing harm to the architectural integrity of the building or group of buildings'. There were also questions around the decision to approve planning for a flat roof structure in the first place, and the 'flowery language' used by the committee. All of the properties along Sandy Lane vary in design style, shape and structure from contemporary designed homes to bungalows. As you can see from the pictures below, the properties in the vicinity at the top end of Sandy Lane also vary significantly in style and appearance.

No.76



No.74



No.72



No.70



No.64



No.62



I agree with the comments that at the moment it does look 'boxey' however once the cladding and render has been applied and the recessed glass balcony added, the current 'box' appearance will be negated. A 2d black and white drawing does not give a fair representation of the eventual look.

The concerns raised about the flat roof being slightly higher than the adjoining roof line....Again I agree that at the moment it looks odd, however the work is unfinished as there is currently a gap between the tiled roof and the flat roof, and once correctly joined it will look completely different and seamless.

With regards to the build being 'overbearing'. We have not gone forward any further that was initially approved. The rise in height was only to accommodate the issue with regard to the roof joists and ceiling height as already outlined in covering letter submission. The scaffolding surrounding the building also makes things look bigger than they actually are.

Everyone focusses on it as being in a prominent position however the house and extension is not in anyone else's permanent line of vision, and the only people who would briefly see it, above the trees and bushes already established on the property would be the people turning into Hartley Close, or those travelling past to gain access to the few properties past us up Sandy Lane or those heading for the hills.

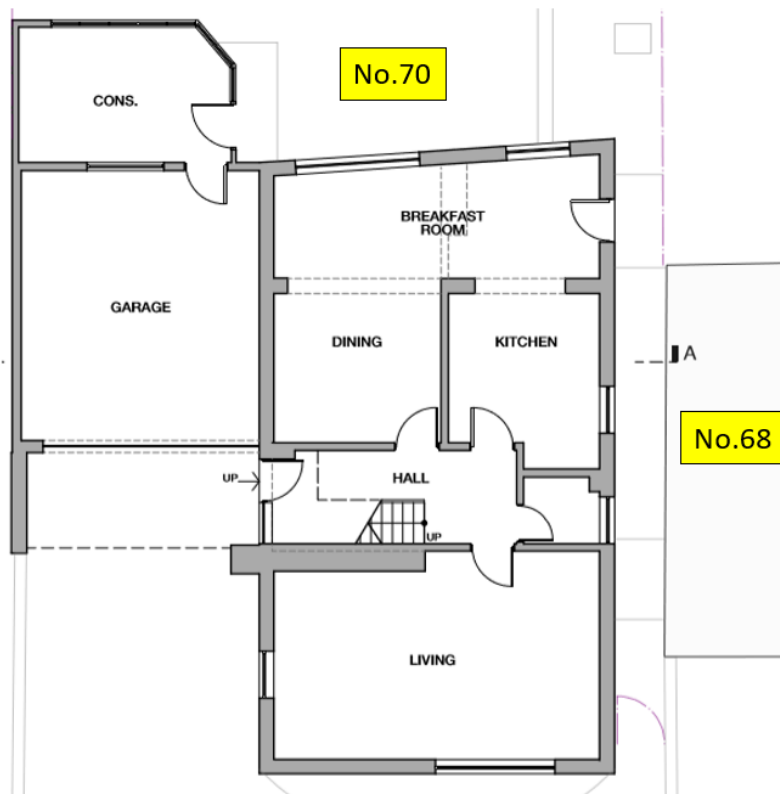
The house cannot even be seen as you look down Sandy Lane from even from a short distance from No. 76 as it is obscured by No 70.



I appreciate that it may currently look unsightly, however like anything in transition the finished article always looks better.

On the issue of loss of light. The report submitted by No.70 states that the increase in size impacts on the light entering the windows to the three windows to the side of No.70. The report also focusses on the kitchen being 'one of the principal rooms that should be protected with adequate sunlight and daylight. I couldn't agree more however the kitchen window (comprising obscured glass) originally received very little light due to the wall running along the boundary on No70's property. The extension is still below this wall level.

Before the extension



After the extension



I don't believe that the increase in elevation from the bottom pitch of the roof to accommodate the flat roof forward has any detrimental impact on the light entering these windows.

I hope that you recommend that the plans for the slight increase in height be approved and that the committee support your recommendation.

Many Thanks

Chris Gough