

16<sup>th</sup> January 2023

Response to comments on planning application RE: 2022/4549/P emailed to Gary Bakall and Obote Hope on 16.01.2023

I write further to my last correspondence and following the flurry of emailed comments regarding the current planning application. There seems to be a common theme among the remarks, that the works to the permitted car parking spaces have resulted in the degradation of the previously unspoiled front garden of 99 South End Road.

We feel that this is both misleading and inaccurate, and for this reason I attach some photographs taken prior to the commencement of the works and, by way of comparison, of a similar view as it is following the works.

You will note that prior to the works there was a totally unsympathetic tarmac drive with crazy paving pavement to one side, and sufficient parking for up to 4 cars. This was highly visible from the street and, as can be seen from the attached photographs, in fact dominated the only available view towards the cottage. The boundary of the garden towards the street was delimited by a shabby timber fence, and the unkempt decaying bushes and scrub, as well as an ill-chosen bay tree in proximity to the house actually largely obscured it from view. Furthermore the retaining walls, planting boxes, steps etc were of the poorest construction and materials.

The front garden and parking arrangements at 99 South End Road prior to the works were unsightly and certainly did not contribute to either the overall quality of the street scene in South End Road, or to the setting of the listed property. In fact - quite the reverse.

In contrast the approved front garden design, which we have executed in accordance with planning permission with only a minor amendment to the levels of the permitted carparking spaces after receiving advice from the highways department (attached), offers a carefully considered landscape design providing a sympathetic and appropriate setting to the listed cottage and its neighbours. Furthermore it protects this cottage, a heritage asset, from flooding in a manner which we hope will allow it to be enjoyed without the constant fear of inundation and inevitable damage. The new landscaping includes specimen planting, high quality natural stone paving materials, and new iron railings matched to the Georgian style of the house which, once the planting has matured will we believe allow this cottage to be seen and appreciated by passers by and other residents in a way which it previously could not be, and which will improve the amenity of South End Road and its characteristic line of gardens facing the heath.

You will see that comparative photographs put forward in some of the comments to the planning application are misleading because they draw comparisons with gardens and houses that are much lower down the hill and do not have the same topography. No. 99 has possibly the steepest trajectory, in the street, down to the house and also has had a right of crossover with a right to park probably since the house was built in 1820 because it seems to be the place where the horses and carriages were kept.

I also note that further to references being made to the external unit of an air source heat pump which has been incorporated into the permitted bin and services store our client is having an acoustic survey carried out to establish whether the noise emitted by the unit is acceptable under current guidelines, which we believe to be the case. However we note that this is a separate issue and not related to the consideration of the levels of the permitted carparking spaces to which this application relates and is therefore irrelevant to the application.

It seems somewhat ironic that such controversy should be caused by a home owner's legitimate efforts to protect her home from flooding, whilst at the same time prevent her home from emitting the greenhouse gases that are the cause of the climate change which itself gives rise to this flooding.

As I previously noted we would be happy to meet you at any time on site to review any matters being raised, or provide any further information you may feel necessary.