

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1271/P	Luke Howard and Cath Attlee	08/05/2023 13:19:40	OBJ	<p>We are objecting to this planning application on the following grounds:</p> <ul style="list-style-type: none"> <li>• The addition of this 'garden room' is a significant expansion to the redevelopment of this site, covered by application 2019/2472/P approved (after appeal) in April 2021.</li> <li>• Information missing from the earlier application was evidently not identified and challenged in the planning process, and a number of the conditions and restrictions have been disregarded in the construction work.</li> <li>• The loss of green garden space and drainage could be significant, in an area that has suffered flooding and subsidence in the recent past.</li> <li>• The developer has started construction of the building already, without permission, and secured provision of a metered water supply, which suggests that the use of the 'garden room' may go beyond the use of the property permitted under 2019/2472/P. It is not clear what the purpose of the 'garden room' is, particularly since its location removes what remains of the garden.</li> <li>• The earlier planning application requires a total of five cycle storage units to be constructed, two of which were planned to be in space overlapping the current construction/proposed building. These are omitted from the drawings submitted as part of this application, although the site plan is otherwise as approved under 2019/2472/P.</li> <li>• This application says that there are no trees or hedges on the development site. This is only the case because, in the summer of 2021, the garden was comprehensively cleared: before then it had several mature trees and hedges, and much other growth (it had been untended for a considerable time). This has already had a negative impact on biodiversity, air quality and the local environment.</li> <li>• It is worth noting that the corresponding section of the earlier application (Section 15) was not completed. It appears that no enquiries were made about this omission, which apparently left the developer free to destroy the existing trees and hedges.</li> <li>• Both the previous and current application show 'retain existing hedge' at the front of the property, but this was also stripped away and the front of the property has been used as part of the site storage.</li> <li>• The developers have arranged the front of the property so that they have to go onto neighbouring property (44 Fordwych Road) in order to access the site. They have also completely disregarded the obligations in the previous permission regarding use of the highway, with frequent informal suspension of parking and obstruction of the road and footway.</li> <li>• The relevant people have assured Council enforcement staff that the required five cycle storage units will be provided, and apparently suggested that the outstanding two will be in the front garden (Enforcement ref EN21/0546). However, only three units are shown on the plan submitted in the current application and there is clearly no room for an additional two units in the front.</li> </ul> <p>In summary, permitting this further development would add significantly to the scale of the development approved in 2021 and have a detrimental impact on the local environment. It would also have the effect of rewarding the developer for their disregard to the constraints and obligations set out in the previous permission, which will send a poor signal for development control in future.</p>