

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2258/P	Michael Reece	18/07/2023 10:25:16	OBJ	<p>Dear Edward Hodgson,</p> <p>I am writing to formally register my objection to planning application 2023/2258/P for the following reasons:</p> <p><b>Inappropriate Scale and Design:</b> The proposed construction exceeds the appropriate size for the given site and is not in harmony with the surrounding structures in the conservation area. Its sheer magnitude and architectural style are incongruous, considering it is intended to replace a few garages.</p> <p><b>Parking Constraints:</b> The allotted space for parking in front of the building is inadequate. This will inevitably lead the future residents to either park on the street, causing congestion, or face significant inconvenience while attempting to park within the premises.</p> <p><b>Excessive Building Height:</b> The height of the proposed structure is excessive, especially when considering the inclusion of a basement. Measures must be taken to ensure that the ground floor does not exceed the height of the existing garages.</p> <p><b>Disruption to Neighbors:</b> The construction process using the narrow access route from Crediton Hill will undoubtedly cause major disruption, inconvenience, and disturbance to the residents of 20 Crediton Hill. While disturbance is not typically a planning matter, the severity and long-term impact on the neighbours warrant its consideration. My mother is 93 years old and lives in the flat that will be most affected by the disruption (Flat 2, 20 Crediton Hill), I fear that the anxiety the construction process will cause is going to seriously affect her health.</p> <p><b>Light Pollution:</b> Presently, the existing garages do not contribute to light pollution, as they do not have electric lighting during nighttime. However, the proposed building, being a residential property occupied round the clock, includes extensive skylights that will create significant light pollution for neighbouring properties.</p> <p><b>Overlooking and Privacy Concerns:</b> The southern side of the current building features only a few small windows. Conversely, the proposed structure incorporates extensive glazing that overlooks the garden of 20 Crediton Hill, allowing its occupants unobstructed views into the flats. To address this, the applicants should be compelled to either eliminate all glazing openings on the southern elevation or install louvres angled in a way that restricts views into the neighbouring properties and gardens.</p> <p>I trust that these objections, which highlight crucial concerns regarding the proposed development, will be given due consideration during the planning process.</p> <p>Yours sincerely, Michael Reece</p>

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Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2258/P	JM Berliand	18/07/2023 12:59:54	INT	For the attention of Edward Hodgson re 2023/2258/P

Having reviewed the planning application documents I wish to OBJECT to this application because:-

Scale of Proposed Building: it is far too large a property for the small site and is totally out of character in scale and design for a replacement for some garages in a conservation area;

Parking: the area at the front of the building for parking is so small that inevitably the owners of the new property will have to either park on the street or there will be major inconvenience if they attempt to park in the forecourt as respectfully they have no access rights to this land contrary to what has been alluded to by anyone previously as all rights are controlled by the Freeholders of 20 Crediton Hill which the applicants are not. The owners of the Freehold at 20 Crediton Hill are equally sure works have not commenced on any basement as previously claimed in the Planning document.

Height of Proposed Building:

It is too tall – the first storey should definitely not be allowed and as they are excavating a basement they should also be required to get the height of the proposed ground floor to no greater than the height of the existing garages

Disruption: there will be major disruption, inconvenience and disturbance to neighbours in 20 Crediton Hill if all the works are carried out using only the very narrow access route from Crediton Hill which goes right past the windows of various flats in that building. I recognise that disturbance is not normally regarded as a planning matter – however in this case I think the impact on neighbours is so severe and long term that I feel it should be taken into account. Given that the build will presumably take years rather than months and involve a budget in the millions of pounds, I think the applicants should be required to negotiate with the owners of the sports ground for them to allow access – for an appropriate fee – across their land. Any rights the applicants feel they have will be severely rebuffed and questioned particularly as the current Permission given almost everyone in the 20 Crediton Hill Block and neighbours were unaware of which is most interesting in itself.

Light Pollution: currently the existing garages will not generally have any electric light on after dusk, so that residents of properties on Crediton Hill are not generally affected by light pollution. But the proposed new building will be a family home used 24/7 with extensive skylights creating significant light pollution for neighbours. Skylights could be required to be covered when electric light is on inside the building but as such systems rarely work properly the skylights should be removed from the design

Overlooking of properties and gardens in 20 Crediton Hill: the south elevation of the existing building currently has only a few small windows. The proposed new building has extensive glazing overlooking the garden of 20 Crediton Hill and allowing the occupants of the new building views back into the flats at 20 Crediton Hill. Either the applicants should be required to remove all glazing openings from the south elevation, or if openings no bigger than the current ones are to be permitted at ground floor level then these should be permanently masked by louvres that are always in place (to avoid disturbance as they are opened and closed) and slanted so that they only allow oblique views out towards the playing fields. In the event that the applicant is allowed to build the first storey there should not be any glazing at first floor level overlooking the gardens of 20 Crediton Hill as this will massively impact on the privacy of people using that garden.

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2258/P	Nicholas Moore	17/07/2023 15:07:32	OBJ	For the attention of Edward Hodgson re 2023/2258/P

Having reviewed the planning application documents I wish to OBJECT to this application because:-

Scale of Proposed Building: it is far too large a property for the small site and is totally out of character in scale and design for a replacement for some garages in a conservation area;

Parking: the area at the front of the building for parking is so small that inevitably the owners of the new property will have to either park on the street or there will be major inconvenience if they attempt to park in the forecourt

Height of Proposed Building: it is too tall – the first storey should definitely not be allowed and as they are excavating a basement they should also be required to get the height of the proposed ground floor to no greater than the height of the existing garages

Disruption: there will be major disruption, inconvenience and disturbance to neighbours in 20 Crediton Hill if all the works are carried out using only the very narrow access route from Crediton Hill which goes right past the windows of various flats in that building. I recognise that disturbance is not normally regarded as a planning matter – however in this case I think the impact on neighbours is so severe and long term that I feel it should be taken into account. Given that the build will presumably take years rather than months and involve a budget in the millions of pounds, I think the applicants should be required to negotiate with the owners of the sports ground for them to allow access – for an appropriate fee – across their land.

Light Pollution: currently the existing garages will not generally have any electric light on after dusk, so that residents of properties on Crediton Hill are not generally affected by light pollution. But the proposed new building will be a family home used 24/7 with extensive skylights creating significant light pollution for neighbours. Skylights could be required to be covered when electric light is on inside the building but as such systems rarely work properly the skylights should be removed from the design

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