

[REDACTED]

From: Rebecca Williams [REDACTED]
Sent: 02 May 2025 21:25
To: Planning
Subject: 2025/1375/P - Objection

[REDACTED]

[REDACTED]

[REDACTED]

We live at [REDACTED] and are writing to object to the application to demolish the existing dwelling at Lamorna on Dartmouth Park Road and to replace it with a new six storey dwelling (2025/1375/P).

While we are not opposed to the redevelopment of the Lamorna plot, in principle, we object to the current proposal on several grounds: (i) The proposed building is overly large and will dominate the neighbouring properties, both in Dartmouth Park Road, Chetwynd Villas and Grove Terrace. The application misrepresents the proposed building as being five storeys and therefore in keeping with the size of the surrounding properties. In fact, the proposed building is six storeys, comprising five floors plus a basement. The neighbouring properties are a maximum of five floors including a basement, with one of those storeys, the top floor, being in the eaves and of restricted height. This is in contrast to the full height top floor of the proposed development. It is clear that the building is simply too large for the plot. (ii) The proposal will significantly impact on the dwellings to the rear at Chetwynd Villas, where it is clear that there has been insufficient consideration of the impact of the building on their access to light. (iii) The proposal does not preserve green space for wildlife and is likely to cause damage to existing vegetation. As noted by other objectors, there appears to be no consideration of a protected tree in a neighbouring property. (iv) The proposed building does not enhance the character of the Conservation Area. The architectural style is disjointed and sits poorly with the neighbouring properties. (v) Should the application be granted, there is significant risk of creating inconsistencies in approaches to planning applications, given the sympathetic replacement of windows is routinely rejected by the Planning Office.

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