

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
|-----------------|------------------|-------------------|---------------------|----------|--|
| 2014/2514/P | Doug Ross | 4C Courthope Road | 24/06/2014 18:03:20 | OBJ | <p>Dear Rachel Miller,</p> <p>Thank you for your letter dated 27th May 14 providing me the opportunity to comment on planning application 2014/2514/P. I object to the application for reasons of design and layout, appearance and materials as well as parking and land use.</p> <p>Design and Layout</p> <p>This is of principle concern as development of a single bedroom dwelling, with the basement used for a bedroom will make the property incredibly small and while the design of the dwelling has been very well thought out and uses the space as well as possible, the space it will provide really is not liveable in. It is worth noting a similar, larger property on the neighbouring Estelle Road that has been on the market for many years, both at auction and estate agents that have not manage a sale and this proposed property is substantially smaller and would be considerably harder to live in than a property that already the market has shown is not suitable due to the time it has been on the market during a housing boom.</p> <p>Appearance and Materials</p> <p>While the Mansfield conservation committee will be able to voice a more suitable opinion than mine on this design, I consider the proposed design to detract from the Victorian terraces of Courthope road, removing some of the road's historic 'charm'. Such a large impact I do not see as being a fair trade off for a very small and hard to live in one bedroom dwelling.</p> <p>Traffic and Land Use</p> <p>Combining two of the themes within this comment. Already parking is a challenge on Courthope road, and these plans include access statements requiring permit parking in an already congested area. In addition to this, the location of the property is incredible visible and intrusive on the surrounding properties. Using such a small plot simply will make the property and road congested.</p> <p>In summary, credit where it is due, on an incredibly small plot the proposed plans would make best use of the space, but this would leave a property that would be a real challenge to live in, and as seen in the neighbouring street, incredibly undesirable to buyers, even in the context of a booming property market over the past few years with a serious drought of stock. Perhaps a garage of the same style as opposite is what this plot would best be used for.</p> <p>Regards DR</p> |
