



Dear Sir/Madam,

We are writing to comment on application ref: 2013/7112/P, the erection of a 3-Storey end of terrace dwelling house (Class C3).

We are extremely concerned about this endeavor and have the following comments:

Negative impact of new uses of buildings or of land:

The proposed house would sit **beyond the established building line** on King Henry's Road. This would be detrimental to the established character and appearance of the townscape with negative implications for the wider community on both Primrose Hill Road and King Henry's Road.

Further, the proposed house **would breach the special interest of the Elsworthy Road Conservation Area** as specified in the Elsworthy Road Conservation Area Appraisal and Management Strategy. It would have a negative impact on the special character or the appearance of the Conservation Area

In particular it **would significantly conflict with the views of the Grade II listed Church of St. Mary the Virgin** along King Henry's Road and Primrose Hill Road respectively. The Church of St. Mary the Virgin, is protected by statutory listing. It forms a very important part of the historic quality and character of the area.

Therefore, the proposal is **contrary to policies set out in the Local Development Framework (LDF)**.

Negative impact of development on traffic parking and road safety:

The proposed development **would worsen the already congested parking situation** we have on the private roads of the Estate. Residents of No. 11 Primrose Hill Road park their two cars on the full width of the road. **There is no additional parking space** in front of the proposed development. Further, the residents of the neighbouring property at number 13 do not have unhindered vehicular access to their garage at the moment. This is further amplified by the fact that the garage serving 11 Primrose Hill Road is not in active use.

The negative impact of noise from plant equipment:

We are also concerned **regarding the noise and mess involved with the potential building work**, especially heavy machinery and temporary parking on the newly paved road. The proposal does not offer a practical solution.

Loss of light and the privacy of neighbours:

The development will cause **loss of light in various ways**. The communal garden will be darker and the white building across the garden of the proposed building will be losing brightness.

There would be **negative implications on the existing vegetation** in the communal garden because of the loss of light. Further, as stated in the planning application 'due to the proximity of parts of the new building to some of the tree root zones, tree root protection methods may be necessary'.

Incorrect statements in the planning application:

· There are number of incorrect statements in the planning application. **1.8 Consultation with Neighbours:** Unlike stated in the application we have not received a hand-delivered letter and were only indirectly informed by our neighbour at No13. We then submitted some initial concerns but don't feel that they were acknowledged or incorporated in the proposal. **2.1 Location: Unlike stated in the application** numbers 13, 15, 17, 19 and 23 Primrose Hill Road all have active garages and require vehicular access to them. **4.4 Footpaths and Parking:** Unlike stated in the application there is no footpath serving the proposed development. In fact it is unclear if the current extension of the footpath to the front garden entrance of the site was approved.

For all the reasons above **we are against this planning application.**

Please let us know if you would like to discuss any of the above. We would be grateful if could briefly confirm that you have received this email - many thanks.

Kind regards,

Clamor and Kim Gieske

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