
From: Eileen Willmott <[REDACTED]>
Sent: 18 August 2015 18:53
To: Planning; Chivers, Jennifer
Subject: Planning Application 2015/4094/P The Bull and Last Public House

Dear Planners and Jennifer Chivers in particular,

These are my comments on the above application:

1. Does the provision of bed and breakfast constitute a change of use? (Article 4 direction).
2. Nos 1a - 5a Woodsome Road have no rear gardens; but a 4-storey building 12' from the boundary. Filling in the gap between the Bull and Last and the first house in Woodsome Road, would further reduce their only light source from the north. I consider this to be a possible over-development.
3. The Dartmouth Park Conservation Area Appraisal and Management Strategy encourages gaps between buildings, as found in Croftdown Road. Also houses in Woodsome Road between the blocks of Victorian terrace are only joined at the rear, thus creating space between them at the front.
4. The glass roof to the proposed new flats could cause light pollution to the neighbours. The modern design is not in keeping with the Victorian terraces. There would only be a 1.5m gap between the neighbours' conservatory and the new building's wall.
5. There are local concerns regarding basement building in Woodsome Road, as of the previous applications at No 10 and 22 in 2007 (see CNJ article). The noise and vibration from the excavators, possible subsidence, the disruption to traffic, etc etc are of great concern to residents. It is also near to the underground services below Highgate Road, especially the River Fleet. Full hydrology and geological surveys would have to be done before, during and after any work carried out.
6. There would be an increase in deliveries and foot fall due to the bed and breakfast and flats. Refuse collection would increase due to these new facilities. The pub doesn't currently shut until midnight, the neighbours do not need any additional noise.

Thank you,

Eileen Willmott

Woodsome Road resident