



Dear Jennifer

Please see the rather belated joint response from me and Councillor Oliver Lewis to the Bull and Last planning application:

*Although we welcome infill houses and support the aims of the Bull and Last, which is a very popular local pub and restaurant, we are concerned that the development as currently proposed would have a have a negative effect on the immediate neighbours whose light would be badly affected, and whose properties would be overlooked.*

*Of particular concern is 2a Woodsome Road. 2a has a conservatory which is their main living area and a small back garden. Both are likely to be very much overlooked and have their light blocked out as proposed new building is high and very close.*

*There is justifiable worry about the development of a much larger basement. Neighbouring residents are particularly concerned that their properties will have to be underpinned to accommodate the basement and that such an extensive excavation will cause movement to their properties in the long term. We would want reassurance that this was not the case, or for a smaller basement to be agreed which would not have such a major effect on neighbours.*

*As councillors we would also be concerned if there was not proper provision to service the pub. We would want reassurance that deliveries could still be managed in this residential street without the current service yard. Early morning deliveries already disrupt immediate neighbours and we would be concerned that this problem is not made worse.*

*We would also want to be assured that there was enough storage space for rubbish both from the pub and the proposed new flats.*

*We would not want a development of this type to lead to more dumping in this particular residential area which already suffers from flytipping. We would also want assurances that this would be a car-free development.*

Thanks so much.

Best

Sally

**Sally Gimson**

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**How to get in touch**

**Surgery** on 2nd Friday of each month - 6.30 - 7.30 pm Holly Lodge Community Centre

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**Twitter** is also an easy way to get in touch @sallygimson