

From: Carrier, J [REDACTED]
Sent: 10 March 2016 11:47
To: Gracie, Ian
Subject: 17. Boscastle Rd- objections

Dear Mr Gracie

Planning Application Ref 2016/0758/A

10 March 2016

We wish to comment on this application having lived in this neighbourhood for fifty years with wide knowledge of the area.

We recognise the fact that there is a precedent for building at the rear of Grove Terrace (there is a detached house at the end of Grove Terrace mews, behind Woodsome Road) but we have always felt that this house should not have been built and that it is out of keeping with the environment of the Georgian splendour of Grove Terrace.

Also, the garages at the rear of Grove Terrace are not particularly beautiful, but that does not mean they should be replaced by a house, which might set a precedent for other sites in the mews.

Our objections to this scheme are thus on several counts, access to the site, visual aspect and unnecessary disruption to the neighbours.

Access.

1. The construction of the building would be difficult due to the narrowness of access and the weight restriction due to the cellars beneath the lane between houses in Grove Terrace.
2. Mr and Mrs Gladstone claim that their proposed house will be wheelchair friendly, but the access route would be difficult to negotiate in a wheelchair owing to the rough nature of the path.
3. There is no provision for parking outside the proposed house, either for visitors, for emergency services or for other service vehicles.
4. The existing house has no steps to the front entrance and is more accessible for wheelchairs than the Grove Terrace Mews would be. Parking in Boscastle Road is more than adequate with Residents and Visitors permits.

Visual

1. It must be acknowledged that the architects have taken care to minimise the effect of the building, but nevertheless it will destroy what is a very beautiful garden (which has been opened to the public under the National Gardens Scheme several times) and the view from the adjoining gardens on both sides (also opened to the public under the Scheme) and the wildlife will suffer.
2. The frontage will be visible through the entrance to Grove Terrace Mews and is inappropriate for this outstanding Georgian terrace.

Disruption

1. Having lived in this neighbourhood for so long, we have experienced many instances of building works causing great unnecessary distress to neighbours. Some cannot be avoided, but in this case there is no particular gain to be made from this construction. The ground floor of the existing house is sufficiently large for living accommodation to be on one level.
2. There would be disruption (noise and dirt) to many houses in both Grove Terrace and Boscastle Road during construction. We have seen the lives of elderly neighbours made miserable by extensive and unnecessary building works.
3. It is probable that if the project goes ahead, the neighbours will not only have to put up with the disruption caused by the building of the new house, but when it is finished, the purchasers of the existing house will no doubt wish to refurbish it, causing many more months of noise and dirt nuisance.

For these reasons we ask the Planning Committee to reject this application.

Sarah and John Carrier,
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