

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/0465/P	Diane May	19/03/2019 11:45:29	OBJ	<p>I object to the proposed outbuilding in the front garden of 7 Eton Villas. The proposal stands 12 feet high and has a footprint of some 10ft x 20ft – the size of a double garage. It is proposed for use as living accommodation for guests - with mains water and sewerage - in the front garden.</p> <p>No 7 Eton Villas is an historic building listed grade II. Along with its neighbours (similarly listed grade II) it forms the core of this part of the Eton Conservation Area. The long front gardens on this part of Eton Villas are unusual and the undeveloped open garden space is important to the setting of the listed buildings.</p> <p>The location, size and scale of the proposed living accommodation in the front garden of 7 Eton Villas would detract from the general openness of the front gardens on Eton Villas which form part of the character of the Eton Conservation Area. The proposal for living accommodation will intensify activity in the garden with a harmful impact on the quiet amenity of neighbours.</p> <p>I note that a similar proposal for an outbuilding in the rear garden of 2 Provost Road was recently refused by the Council and an appeal against the Council's decision was dismissed. The reasons given by the Inspector were that 'the proposed outbuilding would unacceptably harm the setting of a listed building and those nearby, nor would it preserve or enhance the character or appearance of a conservation area.'</p> <p>The Council is urged to reject this proposal for living accommodation in the front garden of 7 Eton Villas for similar reasons. The scale of the building, the materials proposed and its use are inappropriate in this location and will be overly dominant in the front garden with a resultant harmful impact on the Eton Conservation Area and the setting of the listed building (s).</p>
