

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0942/P		20/04/2020 17:19:45	OBJ	Dr Ms Hope,

Personal experience has taught me that retrospective planning applications are sometimes granted without taking into account the way in which developers have failed to follow established planning procedures.

However, whilst such behaviour might not affect your eventual decision in a nuts-and-bolts way I would ask that you at least keep it in the back of your mind when making decisions about this particular case.

Not only was no planning application, that I am aware of, lodged in advance of works, therefore effectively robbing interested parties of their right to comment before building work commenced, no written notice of works was given by either the landlord or his management agents, Fyfield Glyn (and bear in mind we endured weeks of noise and building-shaking disruption over the Christmas and New Year period when most of the country was in shutdown).

Permission was only sought for these works after extensive remodelling had already taken place and only then after concerned residents – shocked by the sheer nature, scope and audacity of the works – alerted the council.

New windows, doors and a porch were installed and, allegedly, alterations to load-bearing walls may also have been made without permission. Furthermore, car parking rights for the residents (as enshrined in a 1988 document outlining conditions for planning consent for the building concerned) were summarily removed without warning in the crudest and most inflammatory way imaginable – by the blocking of the car park's entrance. (My own vehicle was trapped in the car park for weeks). I dread to think what would have happened if there had been a fire in the building and the emergency services had required access.

My material objections to the current proposals are essentially the same as those already submitted by other interested parties (see other residents' comments for details). As someone who lives in the building, in a property above the works, the safety of it, structurally, is paramount to me as it should be for the Council, as are issues pertaining to electrical safety, ventilation (for gas, cooking appliances etc) and the additional pressures put on sewerage and drainage. As far as I am aware, there is no impact statement relating to the latter and I have yet to see guarantees of safety regarding the works already carried out.

Also crucial to this (and any future applications pertaining the building of which this plan is part of) is the retention of existing parking rights for residents, as set out in the original 1988 planning consent document for the building. I note from the application form that the box for whether vehicle parking for the proposal is relevant to the is checked 'no' which suggests to me that any new residents do not have parking rights but it is important that the existing parking rights of residents are not eroded or amended in any way by this proposed development.

As you will be aware 'change of use' is one of the most serious of planning decisions, as it fundamentally alters the character and function of a building, altering the original planning permission granted. I very much hope that you take into consideration the concerns, safety and exiting rights of those who live in the building (and of those who work in the commercial properties attached) into account when scrutinising this particular 'after-the-fact' application.