

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/1044/P	Elizabeth Stott	12/05/2022 18:02:36	OBJ	<p>As the owner and occupier of 1 Priory Road, I object to this planning application on the grounds that it will significantly reduce the outlook from 1 Priory road and it will be detrimental to nature and biodiversity in the gardens of 1&3 Priory Road.</p> <p>In the first planning application (ref. 2015/2171/P) the human sight lines in Fig.28(of the design and access statement) have been drawn from the ground floor level of 1 Priory Road. However, it is at the first floor level where the outlook will be severely reduced. In this revised planning application (ref.2022/1044/P) the first floor of the proposal has been extended further(than it was in the previous application)South East, which will reduce, even further, the outlook of 1 Priory Road. This is evident in the front elevation with drawing No. 527/305, which shows that the proposed development now blocks more than 50% of the views from the first floor windows of 1 Priory Road looking SouthWest down Hermit Place.</p> <p>With regard to the views in the Priory Road conservation area, I have found some information in the planning application Ref. 2015/2171/P misleading. In section 6, Design Approach, the application states that "the site is not visible in the long views between No.1A and No.1 Priory Road, due to fencing and vegetation." However all of the vegetation shown in the photographs here, has grown up the boundary wall between Priory Road and this development which will, if the application is approved, be taken down when the wall that is currently supporting it, is demolished. Given this and the the increase in height of the boundary wall, it will be visible from priory Road, at this historical road junction of the conservation area.</p> <p>I would also like to bring your attention to the mature cherry tree in the garden of 1 Priory Road, which grows closely next to the boundary wall of the proposed development.</p> <p>It is misleading that this cherry blossom tree, of over 40+ years of age, has not been drawn in any of the the existing or proposed elevations and sections. Only drawn in the plan drawings, it has been labelled inaccurately at 5m when in fact it is 8.5m tall. Also, in the proposed Plan with drawing no. 527/300, the canopy of the tree has been removed. This tree, the only tree in the garden, provides wildlife with thick blossom in spring and is home to many nesting birds. I can confirm that the trunk of this mature tree exceeds 75 mm and as it is located in this conservation area, I believe that it is protected under section 211 of the Town and Country Planning Act 1990.</p> <p>I wholeheartedly object to any felling or detrimental harm to this tree caused by the proposed planning application and also object to the whole proposed development.</p>