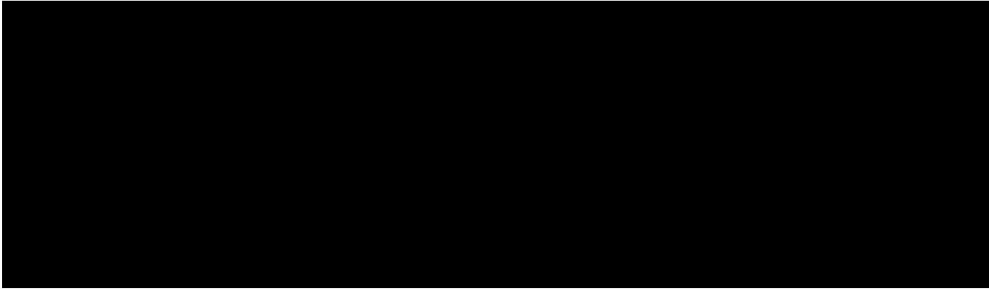




**Subject:**

FW: Question in relation to application 2022/5257/P - pre planning advice



**Subject:** Re: Question in relation to application 2022/5257/P - pre planning advice



Dear Daren,

thank you for letting me know. The comments I would like to submit are below - as mentioned, please do not publish any personal identifiers such as name or contact details/email address.

1. The proposed outbuilding, as indicated in the pre-planning advice comments, constitutes overdevelopment.
2. Implementing the proposed building addition would lead to excessive hardstanding.
3. The proposed development is not visually subordinate. Contrary to what was indicated as a requirement to remediate this, the dimensions of the proposed building, including 3m height and footprint, remain unchanged.
4. The plans submitted show inconsistencies with regards to hardstanding around the outbuilding between the current situation on site, the block plan and proposed drawings
5. The proposed development lacks detail around soft landscaping and the proposed green roof. No indication is given of how rainwater and runoff water will be captured and evacuated from this flood prone garden area.

Kind regards

