

Ref planning application P/20/054.

Dear Lisa,

We are writing to object to this application for the following reasons.

Loss of light

Penventon is the oldest building that this development has a direct effect on.

Yet again the architects seem to have failed to take into consideration how their creation will adversely affect the properties which this proposal will dominate, making brief reference to the fact that what was once a garden/conservatory has had an extension (Bedroom) built on it (31 years ago).

Penventon has continually enjoyed sunlight through its Eastern facing windows since its construction as has its single-story extension.

The proposed building will remove a lot of much needed light and subsequent solar warmth from our home. This will lead to an increase in our electricity usage as we lose light and warmth.

There have been many scientific and medical papers written regarding the affects up on both physical and mental health and the affects that reduced daylight can have on people.

The proposed building clearly breaks 45- and 25-degree rules from multiple habitable rooms not only from our home but neighbouring properties also.

Loss of Residential visual amenity,

The proposed building has a larger footprint than any of the applicants previously refused submissions and will dominate the area. When viewed from our home and other neighbouring properties will appear overbearing against other buildings in the immediate area (Charlies Cottage, Penventon, and Monaveen)

Wind tunnel effect,

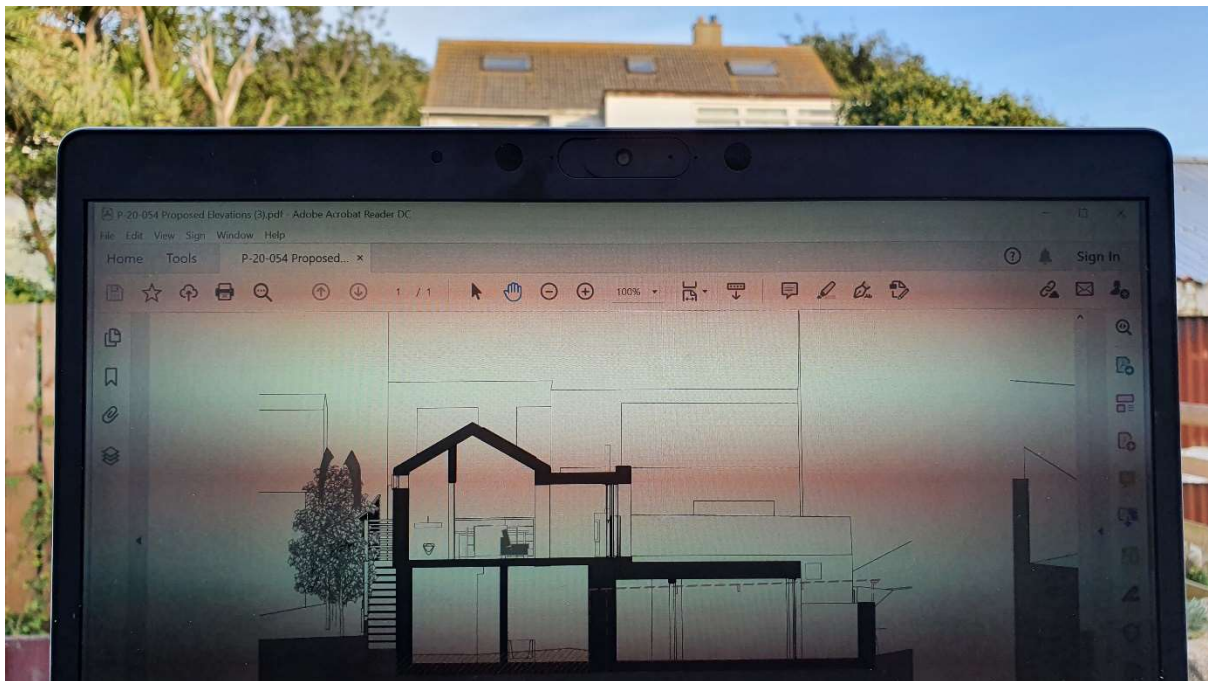
As previously mentioned the wind tunnel effect caused by the narrowing of the gap will cause an increase in wind speed with the potential to cause structural damage to property. This is even more of a concern with the proposed roof garden increasing the chances of debris being blown from height in southerly gales.

Loss of Privacy,

Despite the architects claims to have gone to great lengths to protect the privacy of the surrounding properties they have included a flat roof garden complete with glass balustrade which looks directly into both our own and neighbouring properties bedrooms and Living rooms.

One would be naïve to believe that this “nature garden” would not be utilised as a convenient area to entertain friends for summers evening gatherings causing noise disturbance to the families but also uncomfortable over looking issues into the bedrooms of Penventon and Monaveen.

I have included 2 pictures to help give an idea of what we will be faced with compared to the plans that have been submitted.



Please excuse the “Heath Robinson” Approach this picture was taken from our living room window it clearly shows how the architects wants you to think their creation will look in comparison to Domremy behind. You can see the roof of Domremy in the background also the ridge height of the existing Boatshed/garage to the right.



This picture is also taken from our living room window and shows the actual ridge height of the proposal (6.55m) We can only assume that the submitted plans were drawn by somebody that is trying to fit a rather large building into a small space or they were about 6m above our roof when they drew the plan.

The proposed building despite it's architectural merits and its environmental credentials shows no regard whatsoever for surrounding neighbours and the negative affects it will have.

Thankyou for taking the time to consider these objections and observations.

With kind regards

Jennie and Phillip Woodcock.