[redacted]
Sent: 23 July 2024 12:13
To: Planning
[redacted]
Subject: Planning comments - DC/24/0906
Attachments: TP1.pdf

Categories: Comments Received

Good morning,

I am writing with regards to the above planning application.

We are opposing the application for the following reasons:

- Local Development Framework Policies, as per the TP1, "13 - No external alterations to the property within 5 years" & "16 - Nothing shall be done to the property to create a nuisance annoyance or inconvenience. " (TP1 attached for your reference) -
- Design & Appearance - The 2 velux windows to the front elevation are out of proportion with the 1 window below, and would be very close to our apex roof. This will change the original design of the property and development, which could have a negative impact on future sales.
- Design & Appearance, overshadowing & loss of privacy - The proposal of a dormer at the rear is very close to our property and apex roof. Being a small 2 bedroomed property with a very small back garden, the dormer will detract from the privacy in our back garden and could be a negative impact on a potential sale of our property in the future as it takes away the intended design when built.
- Parking & disturbance - We share a block paved driveway and have concerns of damage due skip hire and building works/materials. There is also only 2 allocated parking spaces to the property and parking is not permitted on The Boulevard due Highwood Village parking restrictions.
- Parking & disturbance - We believe the property would be rented out as a 3 bed property, again there is only 2 allocated parking spaces to the property.
- Noise & disturbance - General building works, shared driveway and shared access to rear of garden. Potential damage to our cars as 2 cars parked throughout the day. High noise levels being a terraced house.

Please confirm receipt of email and comments.

Kind regards,

[redacted]

99 The Boulevard

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receptacles nor any other purpose and the Transferee must maintain the area to a standard in keeping with the estate as a high class development

13. No external alterations (including but without limitation the installation of photovoltaic panels or similar feature), additions or other garage garden shed outbuilding extension or temporary building shall be erected or be permitted to remain within the curtilage of any dwelling erected on the Property within 5 years from the date hereof without the consent of the Transferor and unless copies of relevant scaled plans as may be required by the Transferor in respect of the same shall have been previously approved in writing by the Transferor to whom a fee of not less than £150.00 plus Value Added Tax for approving the same shall be paid and at all times (including for the avoidance of doubt even after the 5 year period has passed) to comply with the requisite planning legislation in force form time to time as may be relevant to the proposed alterations to the Property PROVIDED THAT this covenant shall not apply to a single garden shed no higher than 2.1 metres in height and 8ft x 6ft in dimension or any garden shed or outbuilding constructed by the Transferor and originally sold with the Property or any such structure permitted by paragraph 14 of this Third Schedule

14. Not to permit any part of any dwelling house building or other erection which may at any time be upon the Property to be so constructed or placed as to be within three metres of any overhead electric lines PROVIDED THAT the Transferee may erect a single garden shed no higher than 2.1 metres in height and 8ft x 6ft in dimension and that the relevant statutory undertaker shall be entitled to require the removal of such a shed in the event that it is necessary to supplement or repair the overhead electric lines

RIGHTS OF WAY AND NUISANCE

15. Subject to the rights reserved out of this Transfer no right of way or other easement over the Property shall be granted to or allowed to be created by or to any third party

16. Nothing shall be done on the Property so as to create a nuisance annoyance or inconvenience to the owners and occupiers of the Neighbouring Premises or any part thereof nor shall the Property be used for any trade business or manufacturing or any illegal or immoral purpose

VEHICLES

17. Not to park any boats caravans horse boxes or commercial vehicles in excess of 3 tonnes (gross laden weight) or any private motor vehicle which is not roadworthy or properly taxed on the Property or any part including in or on any parking space forming part thereof nor on the Estate

    17.1 Not to park any vehicle on or obstruct in any way the accessways including any part of the Accessways General Estate Accessway Adoptable Roads and/or Communal Landscaped Areas used in common by the Transferee with the owners for the time being of any other plot on the Estate or the Estate Maintained Areas

    17.2 Not to park in any visitor car parking spaces of the Estate any vehicle for a period of in excess of 48 consecutive hours

    17.3 Not to park any vehicle so that it overhangs the width of any parking space or visitor parking space

18. Not to carry out any vehicle maintenance on any part of the Estate Maintained Areas or any part of the Estate

19. Not to wash or clean any private motor vehicle on any part of the Estate Maintained Property

LANDSCAPING, BOUNDARIES, MAINTENANCE AND GARDENS

20. Not:-

    20.1 at any time to plant any trees or other deep rooting plants or shrubs nor erect any buildings fences walls or other erections within one and one half metres of any Service Installations