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Sent: 14 February 2025 09:47
To: Planning
Subject: DC/24/1907 Comments
Attachments: PXL_20250213_090351008.MP.jpg; PXL_20250213_090847478.jpg; PXL_20250213_090510433.MP.jpg; PXL_20250213_090609657.MP.jpg

Categories: Comments Received

Hi,

Please find below comments for application DC/24/1907

Stance: Objection

Reasons for comment:

- **Other**
- **Privacy Light and Noise**

The plan lacks consideration for effect on neighbouring properties and their ability to enjoy their amenity space, due to overshadowing, overbearing impact and impact on light and noise.

Overshadowing
The application will result in an overbearing impact on our property and amenity space due to:

- The increased roof ridge height (approximately 0.9m)
- The change from gradually pitched roof end to a vertical face resulting from the new gable faced end
- Proximity of the garage being less than 1m (95cm) from our boundary / property

Overbearing impact
The excessive height increase and new gable ends result in a large mass increase within 1m of our amenity area and neighbouring properties. This is out of character with typical building proportions within the conservation area.

The impact is magnified by the planned increase in roof height of the barn conversion planning proposal adjacent to the garage.

Impact on light
The new gable ends and the height increase of 0.9m roof ridge will affect light and setting sun on our garden patio area and neighbouring properties across the twitten. There will be significantly increased levels of shadow cast by the building's roof and increased blocking of sunlight.

Noise
Noise from construction activity immediately next to our property and less than 1m from amenity space / garden, overlooking and loss of privacy during construction.

Noise from change of use on our amenity space as loft space utilised as a gym

Privacy
The new loft conversion windows will overlook our garden and neighbours' garden, infringing on the privacy of gardens and ability to enjoy amenity space.

Other

Planning application is vague and unclear:

- It is unclear as to what height increase is intended on the roof ridge
- Unclear what cladding is intended to be viewed from our property, amenity space and the conservation area
- Application states no trees within falling distance, there are 3+, one evergreen about 50ft in height.
- Heritage statement is for a different planning application referring to different planning application and as a result impact on incorrect properties (4 hobs acre).

I attached images from our garden for reference showing proximity to our boundary, overlooking and position in relation to barn conversion application.

Thanks

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