

Seymour, Sarah

From: Gedney, David
Sent: 05 March 2015 10:44
To: _planningadvice
Subject: H06-1085-14 - GRANITE HOUSE
Attachments: December Light Comparison.pdf; February Light Comparison.pdf; January Light Comparison.pdf; November Light Comparison.pdf

Please scan, including attachments. Supporting information.

David Gedney | Senior Planning Officer | South Holland District Council
dgedney@sholland.gov.uk
DDI: 01775 764468 |
www.sholland.gov.uk

From: Ian Trundley [mailto:ian@trundley.com]
Sent: 03 March 2015 14:55
To: Gedney, David
Cc: Chris Plumb; Sam
Subject: 13-P33 - GRANITE HOUSE - PLANNING REF H06-1085-14

Dear Mr Gedney,

Further to receipt of the public comments for the application we would respond as follows to the points raised:

The application is for the construction of a replacement barn and associated buildings, the size/ location and style of the development was advised by the SHDC Planning Officer Mr Chris Crew at the time of the pre application discussions, the building location is completely based upon information received from SHDC planning department.

Concerns were raised in the original application in respect of overlooking and in response to this concern the windows to the western elevation have been deleted. There has never been any issues raised during the application or at planning committee regarding overlooking to the eastern boundary.

Comments has been made ref the 'workshop' within the Heritage Statement - this is not correct as this has been checked we can only assume the previous document has been reviewed?

The garden store height is the typical height of a building having a standard 2400mm (8ft) clear internal height and is located 3m from the boundary and then is a further 10m to The Field Bungalow. There is no issues with overlooking or loss of light from the building. This point has been confirmed previously by SHDC Planning department as not an issue

The location of the development closer to the Kingdom Hall was suggested with the public comments I refer one again to the pre application advice received from SHDC in respect of locating the proposal and the SHDC officer was specific at the time that the proposals were not be visible from the listed building. The proposals reflect the advice received and no further formal advice has been received in respect of building locations on the site.

In respect of the 3D model produced for the application and indicated on drawing 13-P33-PL105 this clearly indicates that the proximity of the building and any associated shading is not overpowering to the adjacent property or affording extensive shading to the adjacent property. I cannot comment on the points raised in respect of the location of the sun and associated angles within Mr Crowley's comment but would advise that

the building has been modelled on 3D software where the sun location on a specific date and time can be set and is predetermined by the programme, the aforementioned drawing is a result of the model produced. We note also that the timing of the shading plots was questioned and for completeness we have produced plots in November, December, January and February periods. This clearly demonstrates further than the comments made are incorrect and that there is not a issue with shading from the development. If you require any further light plots at specific times please advise and we will supply as requested. We are slightly concerned that we have two letters with exactly the same response to the sun position in the sky in December, we assume these letters have been produced independently. Could you please confirm you have confirmed this point?

External lighting proposals clearly indicate the location and light spread from the fittings, the light spread is around the buildings and again this has been confirmed on the submitted documents.

Fence location - reference is made to a planning condition and associated removal of a fence, the condition is only relevant if the application was approved. The application was refused and thus the condition contents are non applicable. Should the application be approved the timber fence will be removed and replaced with the brickwork type to the lines as indicated on the plan including the revised line to comply with LCC comments prior to the submission.

Concern is raised over the potential for increase noise levels/ disturbance, the buildings are to be used for the storage of materials/ equipment required to maintain Granite House so there would be no noise increase by the storage of the items. The maintaining of the external are to Granite House would be no different to the current situation so we do not see there would be any change from the current situation. Smell/ emissions and pollutants have been raised as a concerned - can this point be clarified as there will be none of these associated with the use of the proposed buildings.

The existing site access has been confirmed by LCC Highways as acceptable for the use and all points raised have been confirmed with the application submission.

The Parish Council have confirmed they have no objection to the application submission.

We would also advise that previously the planning officers report and Chairmans panel recommended the original application for approval within its previous form and confirming that all relevant planning policies were compliant within the application proposals. I cannot see how the authority can alter it's response from the original report conclusion as there has been no change in policy since the original recommendations.

In summary there are two main points that have been advised by the public comments, loss of privacy and overshadowing/ overbearing.

Both of these points have been demonstrated within the amended proposals that they are indeed not an issue and thus due consideration should be given the steps taken to address the concerns raised and overriding that the proposals reflect the SHDC planning officer advice received prior to formal application of the original submission which received complete support from the Planning Department and the Chairmans Panel.

If you require any further information please do not hesitate to contact us.

Regards

Ian Trundley MCIAT

Managing Director

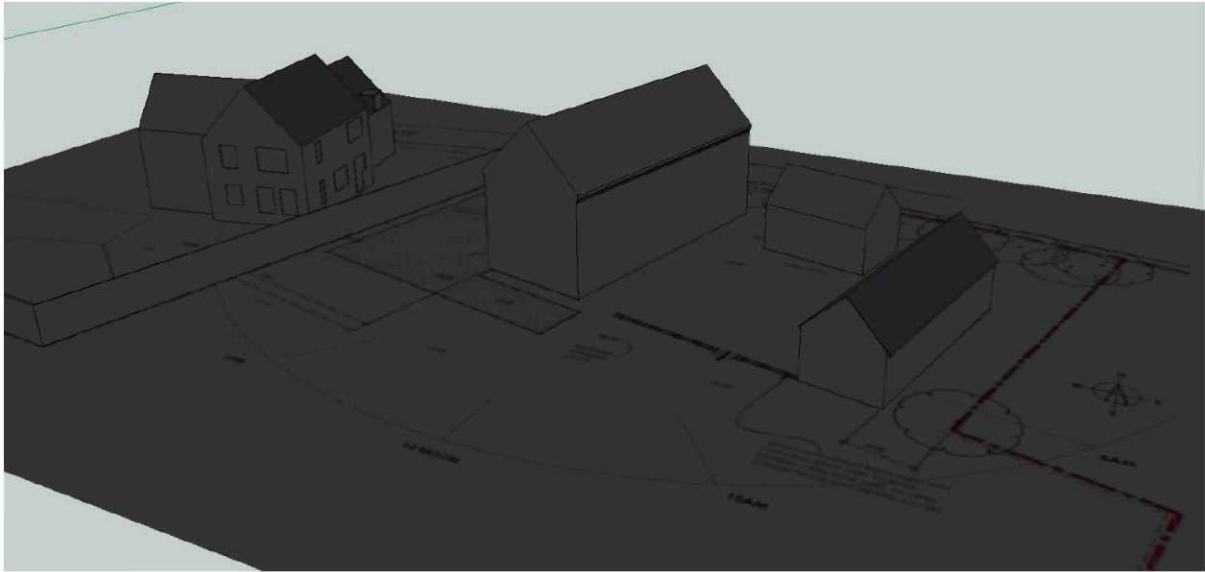
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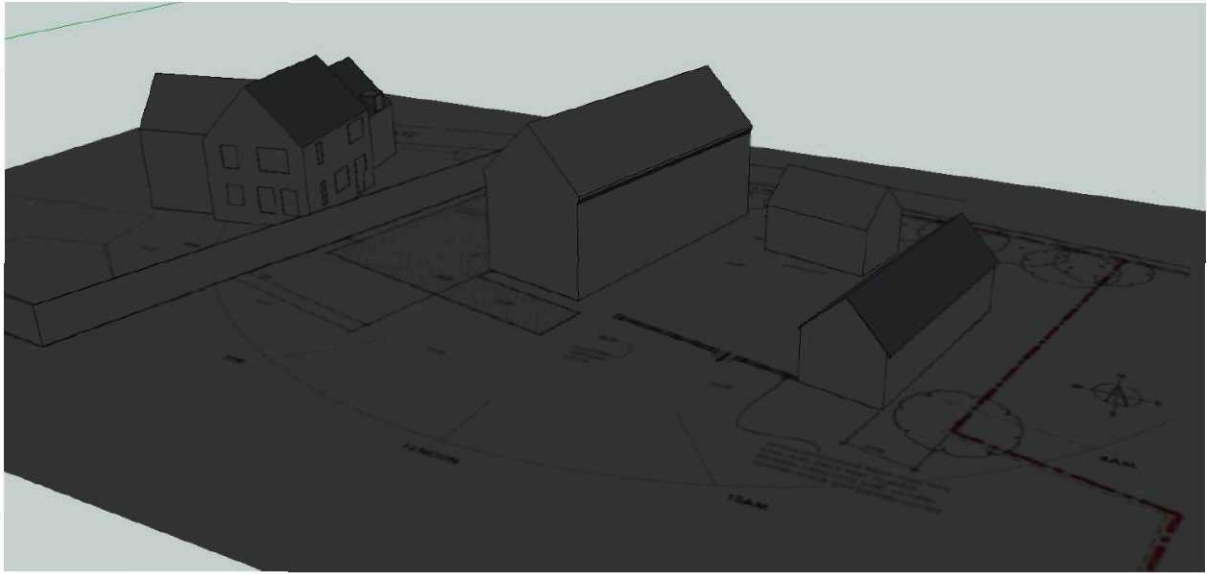
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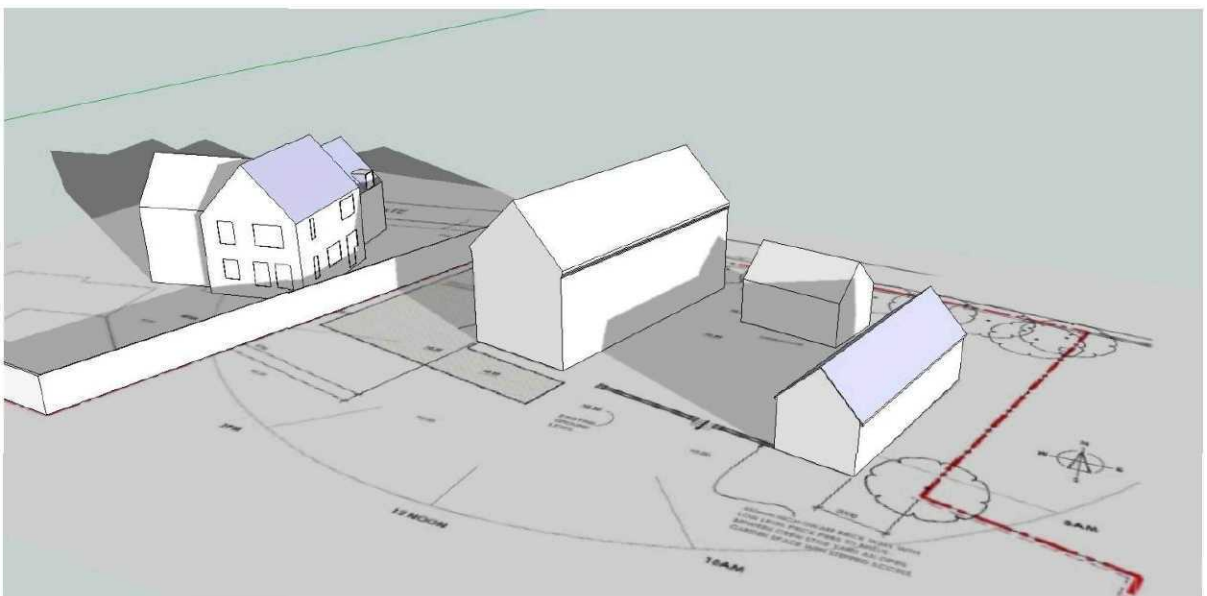
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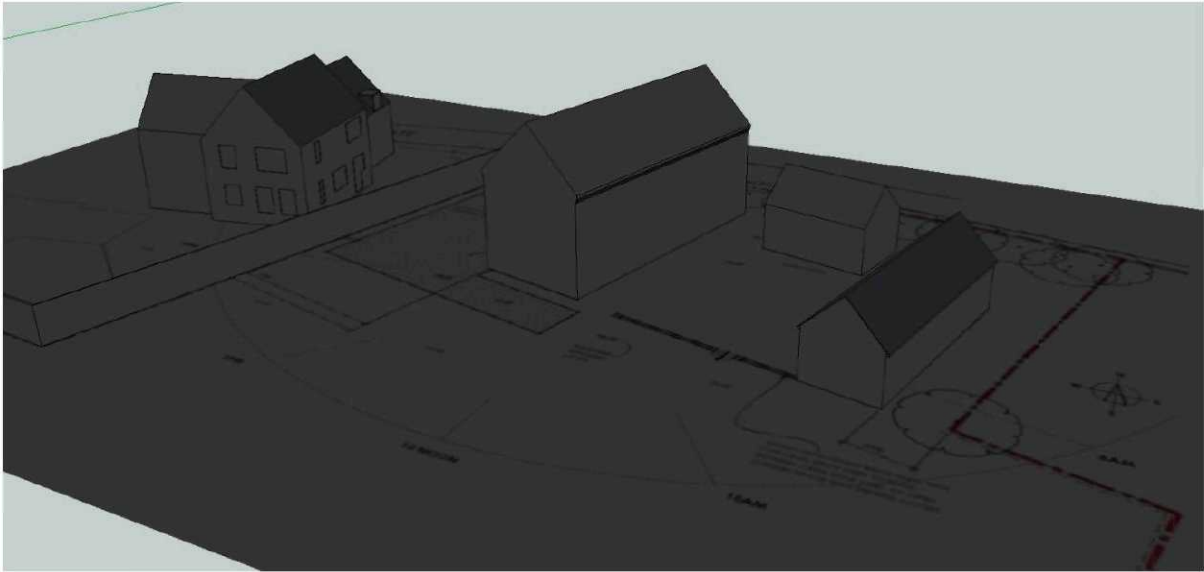
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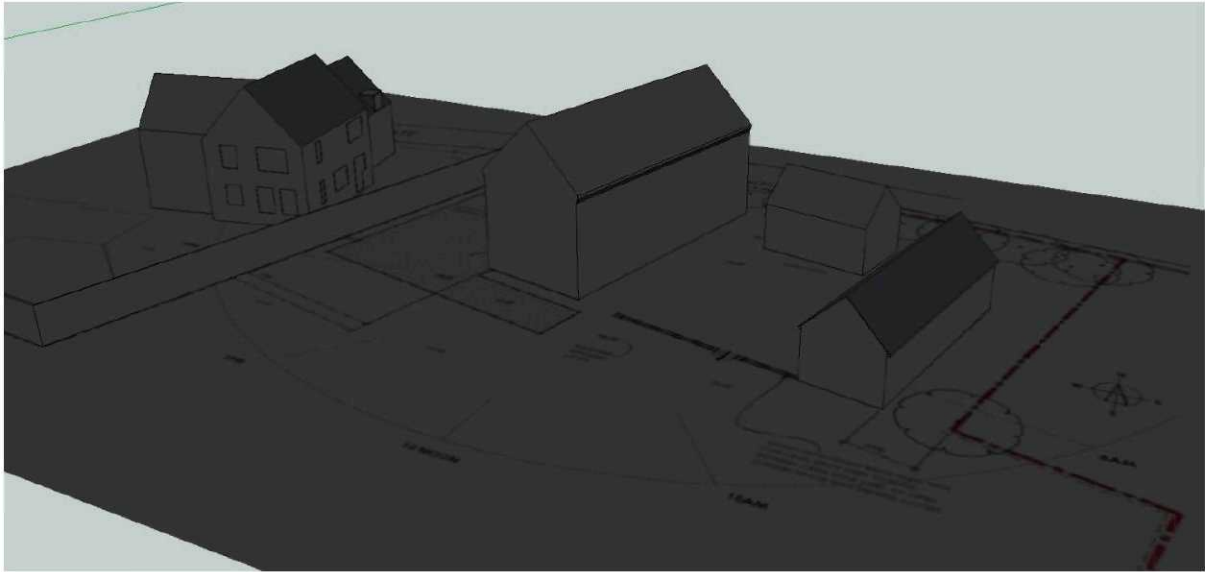
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