

Official Reply to email received from Planning department containing the Objections

Firstly we want to state that we are respectful to our neighbours and to their right to state their concerns in relations to our proposed building and welcome them even more in this season when we are all getting together and told to stay at home.

Letter 1

Concerns of location:

The garage is on our land indeed in the vicinity of the former "Red Lion) pub but position at the very back of the plot over 30m away from the listed building.

This cannot be in view at all from the main road, Hillgate, the former public house blocks the view of the garage coming from Station Road and the new dwelling at no 32 when eventually built is will overshadow it coming from the other side (Mc Colls shop of across the road.

There is a willow tree at the front of the garage. The only spot you can see the garage once positioned on Hillgate is from the front of our drive next to the former pub sign post.

The right hand elevation gable end wall it is visible indeed from the back gardens of no 30 and no 32 but there is no windows at all on this side and we propose to plant a grape vine and garden plans that will take most of the view keeping a natural look and the scenery of the field at the back.

The statement that it will "destroy the looks of the pub or the village " are an exaggeration " the main concern of this neighbour are in fact about my daily life as a building contractor. As soon as I could unblock I moved away my trailer which I used for the building works here at home.

The Council officer that came on site several times, Ms Sally Pusey, has been informed even before the lockdown that our warehousing places are in Watford Hets and Thorney Cambs, this matter has been addressed.

With this said we will do our utmost to lift the village and be a positive part of community here with an outstanding reputation.

Letter 2

Especially we appreciate this neighbour for writing two letters and for the time he put in to study and write his points in such a detail.

Since the locations plans where send for the approval of the dwelling, the owner of the land and the Red Lion sold this to us. The final plot of land that was sold on 02/10/2018 it is indeed wider that the plans you hold in your data base in relations to H07-1162-17. The only boundary that has changed is the left hand side or the boundary with the former pub making our plot wider. Must state that the front boundary is the footpath, the right hand side and the back are in place as before fully fenced.

There is nothing misleading here. All the details are on Land Registry.

- a) The ancillary building has no windows on the right elevation and is not going to a major concern, one house is build further back and behind the hedge. We are planting some fruit trees near the fence which will keep a very neat aesthetic look and also a grape vine which will eventually cover the gable end wall (or an ivy plant) The willow tree is at the front very lush and green covering up most of the view and maintaining a lot of privacy. The side entrance is overshadowed by the tree. Anyway once the house will be built a lot of this elevation will be covered and not seen from the road or from the gardens of no 30.
- b) Two large willow trees are on site and more trees will be plated

- c) Again this is the fundamental concern of building trade and has been addressed. Green Contractors growing business is in large warehouses in Watford hers and Thorney Peterborough. Proof of these has been sent to the council.
- d) As stated on point b above we have found two trees on the land when we moved here and they are still in place and will be kept in place. More fruit trees have been planted and more landscaping will be done. When completed this plot/home will be a reference point to the village. Also the Red Lion Building will be having more trees at the back.
- e) The Listed building is always brought to conversation. Responded previously that the garage it is a permitted development once the house is erected. It is as far as we could possibly build from the "former pub " at the very back of the garden" is NOT AT ALL showing from the road or having an impact on the views from the front.
- f) For a 4 bed house this is quite normal in our village. Have a look on other project now being built on West Drove South where they have a large double garage with pitched roof and velux windows in the roof. In the end is a single disabled access garage. The new car will be 6m long this is why the length of the garage has to be 7m on the outside. The storage room will host kids music equipment, my wife's embroidery machine and other household belongings. I have checked with SHDC and came at the offices to consult with your department before building the walls.
- g) The revised drawings do state the finish
- h) A large water harvester plant has been quoted to serve both the house and the garage. This will not only reduce the risk of flooding but will be eco friendly and use the rain water in full.
- i) There is another garage built even further back than ours and there is a house built further away. With the red lion on the side and other garage and store sheds built at no 36 further back we hope we would be ok to have this at the very back of our plot 1m from the rear boundary.
- j) Building regulations officer has been around inspecting the foundations. When the building can resume they will come as requested ad several phases to inspect the works.

Fig 1. The first set of drawings has been produced in 2017. The plot of land purchased in 2018 is wider than that as we purchased a bit more land from the former "Red Lion"

Letter 3 is an updated from letter 2 Same as above.

The pithed roof has been chosen as been more in line with the rest of the buildings.

Letter 4

Same concern in relations to the size of the ancillary building and fear of commercial change of use.

The answer is clear. This has now been inspected by the local authority several times. It is going to be a garage and a kids room. There is no school now we have sent letters to the council as soon as the lock down started that we are willing to concentrate on finishing this stage first and build the garage so we have storage for HOUSEHOLD items and a room next to it to become a temporary classroom. There is NO commercial and no additional dwelling. It is a family use and is becoming vital now during the corona virus pandemic.

Letter 5

This is a mass exaggeration and is more in line with a "political " observation if I can call it that way.

We wanted to go with low roof but has been advised to go on full high pithed roof, this is how other garages have been built here in the village.

I already stated twice about the very limited view. It is only visible from where the pub sign it is placed on the main road.

In relation to the rain water harvester, the water in this tank will be used to pump toilets, washing machine and other usage in the main house and will not even be enough for this "domestic use "