

From: [Wayne](#)
To: [Meachen, Tracey](#)
Subject: Fwd: RE; 29 cherry holt lane h14-0391-17 addressed issues
Date: 29 June 2017 14:32:34

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Begin forwarded message:

From: Jordan Goodyear <waynemgoodyear@aol.com>
Date: 22 June 2017 at 11:29:19 pm BST
To: Tracey Meachen <TMeachen@sholland.gov.uk>
Subject: RE; 29 cherry holt lane h14-0391-17 addressed issues

RE; 29 cherry holt lane h14-0391-17 addressed issues

Hi tracy

Regarding the velux widows these will be obscure glass and fixed non opening. The size of the velux will be 55cm x 78 cm which is the smallest size available and they will be for the purpose of light entering the bedroom only.

Regarding the garage. The supplied photograph shows the large workshop which was on site when the owner of 18 Laxton Gardens and the neighbours either side moved in. The workshop was 111.5 square metres with a height of 5.420m and was situated to the left hand side of our property which obscured the view more to number 18 whereas the new garage will be situated more to the right of the property.

The rear boundary wall is a height of 2.150m and the height of the trees belonging to number 18 along the boundary wall is 4.9m. The proposed garage would start from the opposite corner to the old building shown and the ridge would also run the opposite way. The eaves height is only 350mm higher than the existing wall and the roof 400mm higher than the trees at number 18.

The angle at which 18 Laxton Gardens is situated is 25 degrees from the building line of the proposed garage position and would not dominate views from their property.

Regarding the french doors. With the garage erected there would be no possible way that the french doors would overlook the bedroom windows of number 18 because of the garage roof. The distance from the proposed french doors to the nearest point of 18 Laxton Gardens is 35.2 metres.

You are welcome to come and have a look to clarify positions and distances if it helps to see it on the ground.

Sorry to go on a bit but hope this explains things.

regarding the plot sizes and mass for 29 Cherry Holt Land and neighbouring properties

29 Cherry Holt Lane total area is 704m square. Area of building with proposed garage and extension is 232.9 metres square so remaining area is 471.1 metres square.

31 Cherry Holt land total are is 356m square. Area of building is 81m sq and remaining area is 276.5m sq.

27a Cherry Holt Lane total area is 473m sq. Area of building is 73m sq remaining area is 400m sq.

back to 29 Cherry Holt Lane total area of back yard is 300m sq proposed garage area is 56m sq.

workshop that was removed as in photo was 111.5 m sq and existing garage which is shown on photo which will be taken down is 22.1 me square.

area left after proposed garage is built is 244m square so on a percentage of roughly 80%