Both South Holland Local Plans (Adopted 1998 and First Deposit Draft November 2001) Policy H1 refer to "Proposals for development will be assessed in relation to the scale and impact of the development in its surrounding(s)."

Additionally, unnecessary and excessive loss of privacy to the detriment of existing surrounding homes will be created by the position and internal arrangement of the rear lounge and double door will open **three and a half metres from the first boundary** which will lead to:

The loss of amenities to other adjacent land users and residents, existing and future (ie garden recreational space) (South Holland District Local Plan Adopted 1998: Policy E1.3)

The scheme by virtue of building heights and layouts does not produce a development which is easily absorbed or incorporated with existing surrounding residential properties.



An example of View of afforded to residents of 45 and 47 West Elloe Avenue when in the garden and rear sun room (not shown on the developers plans submitted) respectively.