

Gedney, Oliver

From: Grant, David
Sent: 09 September 2020 20:49
To: _planningadvice
Subject: FW: H17-0622-20 Land adjacent 23 Stockhouse Lane

Please add this information to the above application under 6SUP and the title – Objections response.

Many thanks,

David Grant | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Chris Lilley <chrislilley85@yahoo.co.uk>
Sent: 09 September 2020 11:59
To: Grant, David <dgrant@sholland.gov.uk>; Tina <tina.richard@btinternet.com>
Subject: Re: H17-0622-20 Land adjacent 23 Stockhouse Lane

This message originated from outside your organization

Hi David

Thank you for the email.

I have prepared comments below in regards to the resident's queries that will hopefully waylay any concerns on there part:

1. Design - Having made a thorough investigation of the village, there appears to be no distinctive type of design for the properties. I understand from the previous design approved under reserved matters that the residents felt that the design was too modern and out of keeping with the surrounding area. To alleviate concerns myself and the applicant opted for a traditional rural look that would be more in keeping to what is anticipated for a rural village and community such as this.
2. Overlooking - Again I understand from the previous design approved under reserved matters that the residents had concerns regarding overlooking, as the main bulk of the habitable rooms at first floor level faced directly into the garden area of the property to the south of the site. Although the distance between first floor windows to boundary was more than acceptable, myself and the applicant wanted to ensure there was no overlooking of any of the neighbours. This is also reflected in the rectangular shape of the design that positions the building so that there is no overlooking of any neighbours properties or gardens.
3. Overshadowing - The building is situated due north of any neighbours properties and therefore a shadow will never be cast over the neighbours property or gardens.
4. Overbearing - The building has been designed with low eaves to reduce the height impact of the property and is positioned so that it is a good distance from the dwellings on neighbours sites so as not to directly overbear. The property is located in a discrete and well screened area of land, surrounded by mature trees on the south and east boundary. The building is modest, but is reflective of the land that it is located on and has been designed to be as discrete as possible within its setting.

5. Loss of view - The site is surrounded by open fields on the west and north elevation. The views from the neighbouring property to the south of the site is due west and east. The proposal being located due north of this site and screened by mature trees doesn't affect the direct view that the neighbour already has at present. The east boundary of the site is screened by mature trees, the neighbour to the east of the site's views are north and south. Again the proposal being located due west of this site and screened by mature trees doesn't affect the direct view that the neighbour already has at present.
6. Parking provision and disturbance during construction - The site has a long driveway from the main highway that ends in a substantial open courtyard and is served by a double garage. The parking provisions are in excess of the Local Authorities parking standards, which means there is no possibility that parking will occur on the public highway. The long driveway also ensures that in the event of deliveries, the driver will drive up the drive and turn around in the courtyard, as opposed to parking on the public highway and walking to the property. The substantial open courtyard also serves as a material store and parking area for construction workers during the construction process, and for a property of this size, with the number of workers on site at any given time is in excess of the space typically allocated for construction workers needs.

I hope this is of use, but if you have any queries please do not hesitate to contact me.

Kind regards

Chris Lilley
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On 9/8/2020 2:43 PM, Grant, David wrote:

Dear Chris,

Please find attached all standard consultee comments received so far.

Two residential objections have been received. I cannot give you the full text for data protection reasons, but a summation of the points made is given below.

1. Design is out of keeping with character of surrounding area.
2. Overlooking
3. Overshadowing
4. Overbearing
5. Loss of view
6. Parking provision and disturbance during construction.

Obviously some of the points raised carry greater planning weight than others, but if you wish to formally respond to the points raised then please feel free to do so.

Kind regards,

David Grant | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

From: Chris Lilley <chrislilley85@yahoo.co.uk>

Sent: 08 September 2020 11:10

To: Grant, David <dgrant@sholland.gov.uk>; Tina <tina.richard@btinternet.com>

Subject: Re: H17-0622-20 Land adjacent 23 Stockhouse Lane

This message originated from outside your organization

Hi David

I hope you are keeping well.

Just emailing to see how the application is progressing?

If you have any queries please do not hesitate to contact me.

Kind regards

Chris Lilley

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07738 302711

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