



m a t r i x

p l a n n i n g

Tracey Meachen.

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13 December 2017

Dear Tracey

H17-1060-17: Land at Reservoir road, Surfleet Seas End
Response to objection from No 74, Mr Speight

I note there is a single objection from the neighbour at no 74, & a letter of support from No 76. You have invited comment on the objection.

History.

Mr Speight purchased his property on 08.01.1997 (source: land registry information) in full knowledge that this site benefitted at the time from outline planning permission H17/0038/96 granted March 1996 (albeit that the permission has now expired). I attach the permission.

Private rights. Mr Speight has no rights on the application site at all; solicitors have confirmed this. This is in any event not a planning issue.

Local land sale. Regarding the extra piece of land sold to Mr Speight it was also offered at the same time to the other new builds in the area; the sale I am told had nothing to do with drainage. This is in any event not a planning issue.

Foundation construction. Matters relating to this are not for planning to debate but a matter of Building Regulation control. Any increase in site levels will require prior approval of design details to demonstrate how surface water will be disposed of on the site – this is a common design matter that will be shown at the subsequent detailed planning stages and implemented under the influence of the Building Regulations.

Foul water disposal. On 13.11.17 I corrected the error on the application form where I incorrectly said disposal is to a sewer. It will instead be to a package treatment plant.

Matters relating to overshadowing and daylight etc. This will be addressed at the detailed design stage. Our block plan shows how a two storey house may be accommodated, in then normal fashion between the two adjacent plots. There is every reason to believe that a new house may be positioned without harm.

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Not a planning issue, but the photograph taken by the objector shows they have trespassed on my client's land. In any event, they have no right to a view nor the outlook they have so far enjoyed. A new house here will be consistent with the character of the area, and can be designed without being unduly obtrusive.

Trees. There are two Willow trees rooted in No 74 with branches overhanging this site given their poor maintenance. These trees are not TPO'd, nor are likely to be so as they are fairly common garden trees. The branches are overhanging the application site and could therefore be cut back. Any tree root influence may be anticipated in new foundation design; but the likely house position will be away from the trees in question so the question if tree damage by proximity will probably not arise.

Matters relating to the sustainability of the location have already been dealt with by the Council's support for Surfleet Seas End being paired with Surfleet.

I hope that's helpful.

Yours sincerely,

Gordon Smith, MRTPI