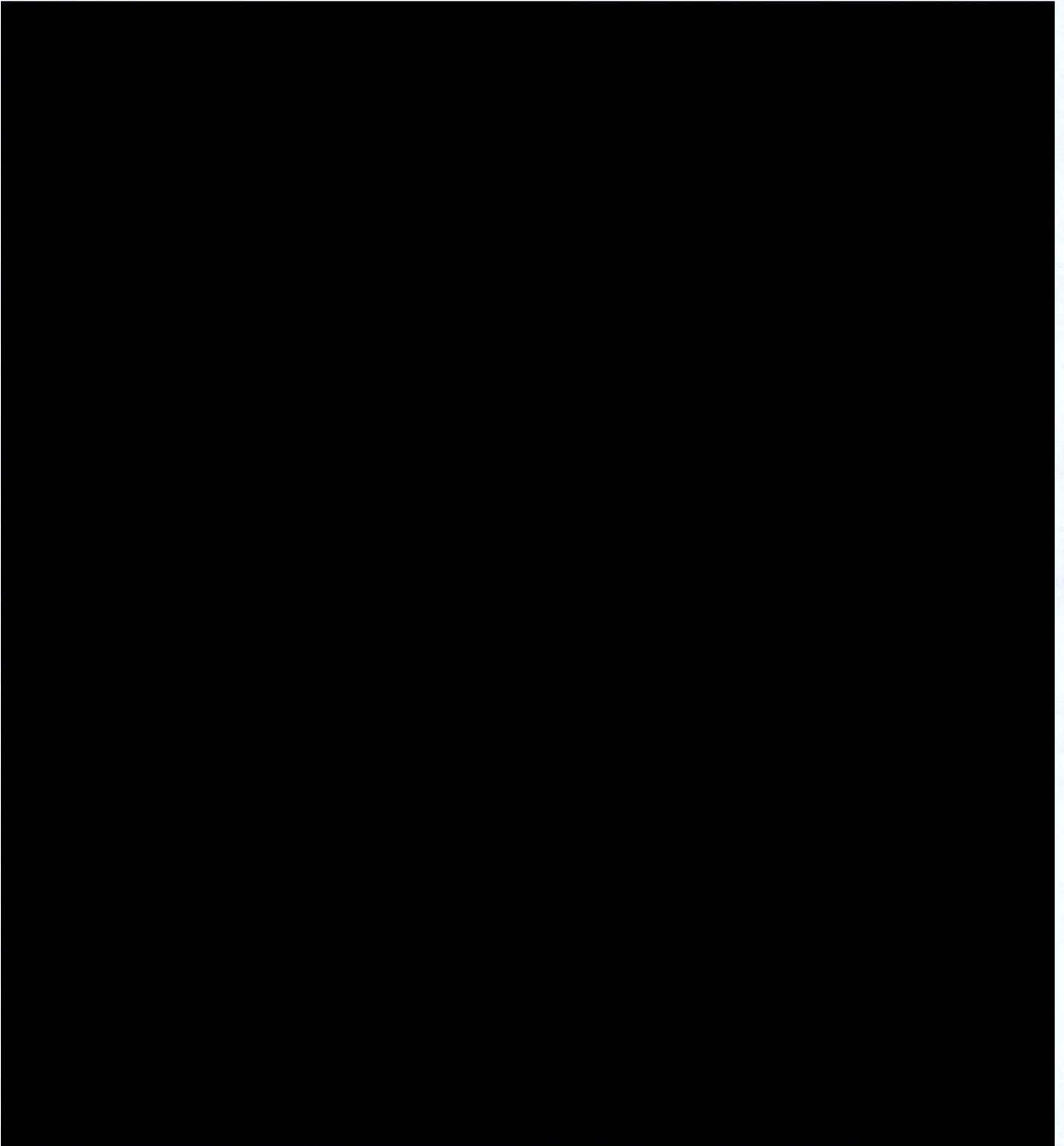


Corporate Post Room

05 DEC 2018



3rd December, 2018.

Dear Mr. Howson,

Re: application Y18/1426/FH

I am writing to you following your excellent Officer's Report and subsequent refusal of the planning proposal, which was previously referred to as Y18/0592/ FH.

I strongly oppose the planning application Y18/1426/FH.

In your Officer's report Appraisal I feel that your comments which go towards the original refusal of the previous application (Y18/0592/FH) are still applicable."The redevelopment of residential garden land where the proposals fail to respond to the character and appearance of the area, as well as the layout and pattern of the existing environment,' are still appearing in Y18/1426/FH. Seen from the link path between Range Road and Wakefield Way these proposed properties wouldn't be absorbed into the area and would be quite out of keeping, creating a blot on the landscape. The south facing sheer wall of the two detached properties would overshadow the gardens of nos. 4 & 6 Range road and 86 St. Leonards Road would have the north facing sheer wall causing an overbearing appearance and would considerably shade their garden. The garden of 86 is a haven of peace and tranquillity and why should a proposed development encroach and spoil their garden and home. The finish of the properties is in **BLACK** paint which will be dark and oppressive and totally out of keeping with the finish of the properties in St. Leonards Road and Range Road, which are either white or pastel colours. **Black** paint for wooden Fisherman's Huts on Fisherman's Beach is in keeping – Garden House which has a south facing area is a brown stained finish, but the proposed development will have **black** painted timber fascias and soffitboards, **black** painted timber feather edged weatherboarding, **black** timber or timber effect double glazed French casements. The use of **BLACK** draws attention to these properties, which have very little going for them and they will be spoiling a good building plot with St. Leonard's Church nestling in the background. This proposed development would not safeguard the amenity of neighbouring occupiers and therefore would be contrary to saved policy SD1 and paragraph 127 of the NPPF.

I am very concerned about the 'access' road and as advised by KCC's Mrs. Fiona Wiles Transport and Development Planner, should I have any concerns regarding the application I should raise them with F&HDC in their capacity as LPA. As you are aware this route provides informal vehicular access from Wakefield Way but is used mainly by pedestrians, especially school children using it to get to and from junior and senior schools, the general walking public using the 'track' to get to Range Road and Fisherman's Beach, utilising Griggs the Fishmongers and a walk on the beach. Generations of children after school hours and during the holidays, come from

Wakefield Way and surrounding areas and play for hours in the 'scrub-land' making camps and hideaways – these rather uncared for areas, provide hours of entertainment for children, especially those who live where their garden space is limited. The 'track' is a disgrace and should be maintained regularly.

At the moment very few vehicles use the 'track' and it certainly hasn't been maintained. If this planning application is passed will this 'track' be upgraded to take heavy goods vehicles used on building sites, will there be turning ability, parking for workmen's cars and above all, will a heavy Fire Tender be able to access the 'track', should there be a 999 call from the proposed properties? Will there be an area adjacent to the upgraded road for pedestrians to walk in safety? Above all lighting is essential. A document detailing the "Site Access Road Details as Proposed" provided by the Architect and available on your planning documents website, shows a cross section as proposed which I presume our Local Planning Authority will investigate and ensure the strength and durability of the surface - safety for pedestrians hasn't been indicated at all, when they use the improved 'track,' As a member of the public I would suggest that 'block paving' as indicated in the specification for the 'track' won't have the strength to take heavy duty vehicles – merely an observation but based on common sense.

If planning is granted, will the access road be maintained and the verges attended to – at the moment it is just left and dumped on by members of the public e.g. old television sets, armchairs, general detritus – a clause to maintain the road should be included in the agreement, which is passed on to the future owners of the properties and existing current owners.

I note the height and width of the proposed properties has been reduced marginally, and the upstairs rooms have an opaque finish to the windows – is this in the form of frosted glass which will remain in situ for ever or is it a film which can be removed by the occupier, once they have moved in and established themselves? Opaque glass must be a permanent fixture thus preventing over-looking of other people's gardens and lifestyles.

I shall reiterate the reason your appraisal refused the previous application and state that the same should be applied to the resubmission of the plans in that the "non-compliance with the local pattern of development, and the adverse impact on neighbouring occupiers means this proposal should also be resisted and refused planning." **Simply reducing by a small margin the height and square footage of the proposed properties does not remove the fundamental reasons for the original refusal.**

Thank you for your attention.

Janet Jones.

