

From: [REDACTED]
Sent: 18 December 2016 19:00
To: Planning
Subject: Objection to Planning Application Y16/1104/SH

I would like to object to planning application Y16/1104/SH for the following reasons:

Previous Refusals

Planning permission for this building has been turned down twice before. You would therefore assume the reasons for it being turned down still stand.

Concerns over the 'live-work' proposal and four year rule.

I feel that it would be inappropriate to convert the building into a live-work unit. When Mr Morgan came round canvassing the neighbours with regards to this project, one of the neighbours asked what 'live-work' meant. It is my understanding that Mr Morgan told them he didn't know why it was put down as a 'live-work'. As a man with a degree in architecture, I find it hard to believe he didn't know what 'live-work' meant especially as this is one of the ways used to try and 'get round' converting a commercial property to a residential dwelling.

I understand that there is a four year rule where, if Mr Morgan were to be given planning permission, after four years he would be able to do what he liked with the property and the council are powerless to stop him (unless a restricted covenant was put on it in the first instance). This would mean that he could sell the house as a residential dwelling on its own and then sell or rent out the work unit to someone else for whatever they want to do business wise. This would be a concern.

Parking Issues

I understand that Mr Morgan has plans to live in the property himself with his wife and two children and work from home after moving from a 4/5 bedroom detached home with a large garden owned and extended by the Morgan family.

Whether he lives in the proposed converted much smaller property until he dies or whether he sells the two buildings separately in four years, converting this building would cause even more parking and traffic problems than we already have in New Road. Currently Mr Morgan has allowed a neighbour to park on the drive of his property. Other neighbours then park behind her blocking her in, but know that they would have to move if she wanted to go out.

I know that Mr Morgan has stated that he will park on his drive as he has two cars of his own. New Road will automatically lose two spaces if the building is converted as another neighbour would always park across the drive as well as on it. In the event that he sells the house and work unit separately in the future, that could potentially double the number of vehicles linked to that property. Parking is already a serious issue in New Road.

Overlooking

With regards to the 'work' unit, whoever goes up and down the stairs to the unit will be able to look into the windows of the surrounding properties to the left and the right of the stairs. Overlooking is therefore an issue.

E Santer 18/12/16