

[REDACTED]

Your Ref: Y17/0026/SH/JL

[REDACTED]

23 February 2017

Mr J Ling
Shepway District Council
Planning and Building Control
Civic Centre
Castle Hill Avenue
Folkestone
Kent CT21 2QY

Corporate Post Room

27 FEB 2017

Dear Mr Ling,

11 Brockhill Road, Hythe, Kent CT21 4AE (Y17/0026/SH/JL) – Planning Application Objection

I am writing to you with objections to the above planning application on four counts. First of all I make some general points.

Existing Plans

I have had several amicable discussions with my neighbour and, as I understand it, it seems the architect lodged plans with you too soon because some of the plans have already changed, partly as a result of my discussions with my neighbour. Things that have changed are: A) A pitched roof instead of a gable end on the north side elevation (above bath/linen/en-suite); and B) The abandonment of the second floor alterations which I am told are not technically feasible due to insufficient headroom. However, with the lack of any revised plans being lodged and the reply deadline, I have to make my objections on the application as it stands even though it is not my neighbour's current thinking.

General Background

Here are some general points which help set the scene regarding my objections.

- A) The north side elevation of No 11's existing two storey footprint is 7.3m (24') front to back with 6m (20') of this being to the rear of my house's two storey footprint. So 83% of the depth of my neighbour's two storey house footprint is not alongside mine but is on its own alongside my rear garden. It is because of this that several issues are raised with the proposed new extension and that I now raise a formal objection to this planning application. See enclosed drawing.
- B) The existing north side elevation wall of No 11 that faces my property is 3.65m (12') away from the boundary fence but the proposed new north side elevation wall is only 0.95m (3') from the boundary fence.
- C) The side of my house that faces No 11 has a southern aspect which of course is the main path of sunlight and light in general.

Planning Application Objections

1) Loss of Light

Ref above comments about No 11's existing rear protruding footprint and my south facing aspect, there are two rooms where the proposed extension will cause a reduction in light, our lounge and master bedroom, and in particular with our master bedroom window and lounge side window. Also I disagree with the lines in the architect's drawings of the 45° splay lines (Document No 3854035).

2) Overshadowing

Ref above comments about No 11's existing rear protruding footprint and my south facing aspect, the proposed new elevation will cause considerable extra shadow across the back of our house, patio and garden.

3) Visually Overbearing

To have a two storey flank wall so close (0.95m, 3') to the edge of our property and which extends 6m (20') and 4.3m (14') from the rear two storey line and the rear single storey line respectively of our house into their rear garden is visually very overbearing and very much 'in your face'. From inside our lounge, this flank wall would be very visible and overbearing. On our patio outside our lounge, there would be this two storey flank wall right there towering over us. From our master bedroom, the two storey extension would be a huge high and long wall running close to the edge of the property and running for 6m (20').

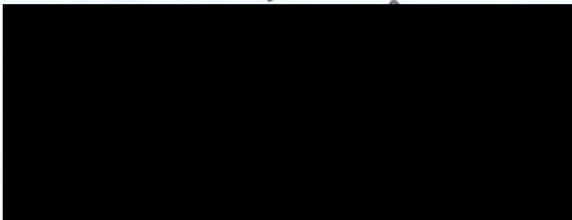
4) Privacy

The proposed extension has windows on the west rear and north side elevations, which so close to the boundary raises issues about privacy, particularly the window on the north side elevation even if it is obscured glass.

I enclose a drawing of the relative position of the two houses' existing footprints which highlights the extent of the issues that face us with the proposed extension and why I am objecting to the planning application.

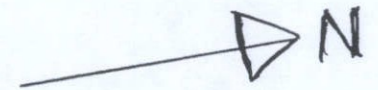
I presume you will want to visit me onsite to see and discuss these objections for yourself and I look forward to meeting you.

Yours sincerely,



REF: Y17/0026/SH/JL

BOUNDARY



No. 11
TWO
STOREY

7.3m

6m

0.95m

EXISTING
SINGLE
STOREY
GARAGE

~~SINGLE STOREY
EXTENSION~~

~~TWO STOREY
EXTENSION~~

6m 4.3m

SINGLE
STOREY

TWO
STOREY

No. 11A

BROCKHILL ROAD ↓