

Stubbs, Lilian

From: Ewen Macaulay [REDACTED]
Sent: 18 August 2017 11:39
To: Planning
Subject: Y17/0398/SH | Erection of a dwelling with access and two off-street parking spaces. | Steps Cliff Road Hythe Kent CT21 5XW
Attachments: Y170398SH West Riding 11 Naildown Objection.rtf
Categories: Red Category

Dear Head of Planning.

We would like to formally '**object**' to the above planning application (Y17/0398/SH). Attached is our detailed document explaining our reasons why.

Ewen and Susanna Macaulay
[REDACTED]

Also, may we take this opportunity to arrange a meeting with the assigned planner Miss Louise Daniels, because the parking, congestion and privacy issues will be severe.

Best Wishes.
Ewen and Susanna Macaulay

Head of Planning,
Civic Centre,
Castle Hill Avenue,
Folkestone, CT20 2QY

Planning application.

Y17/0398/SH | Erection of a dwelling with access and two off-street parking spaces. | Steps Cliff Road Hythe Kent CT21 5XW

We would like to formally '**object**' to the above planning application for the reasons below.

Highway safety, inadequate parking and access.

Loss of light, mood and calmness.

Conflicting information.

Loss of privacy and overlooking.

Ground stability and drainage.

Wildlife and natural environment.

Conclusion.

Highway safety, inadequate parking and access.

Did Kent Highways at the time of looking at the application know that the property being viewed was not actually 18 Naildown Close, but instead 'Steps, Cliff Road'. Can we be reassured that the decision taken by Matt Hogben on 28th July 2017 will not be altered by this fact.

Naildown Close is already extremely congested with too many cars and vehicles.

Since the development of the east end area of the close (View France Close), the traffic has increased by at least 40% - 50%. The public footpath flanking the eastern end to middle is constantly blocked with the overspill of cars that have nowhere to park. We have to walk down the middle of the road to exit or enter the close. In addition, there are now several new young families in the close, whose children are now at risk from both the increased traffic and loss of pavement space.

Naildown Close is a single lane road. It's not possible to pass or pull in to let other cars pass. The road isn't wide enough for two cars to pass each other, let alone when cars start double parking.

The proposed driveway will hamper direct access to the end of the cul de sac, which will become quickly blocked and emergency services will struggle to gain access too.

The driveway is going to be a very concealed entrance and it will propose a clear highway danger and safety for other road users when people are trying to get in and out of the road.

The end of the close has a designated turnaround, this so-called quiet end of the close is often the busiest, as residents, visitors, carers, home delivery and many other trade vehicles need to drive the full length of the road to turn around safely. A concealed entrance will prove hazardous to all and furthermore, the proposed development is directly opposite our drive and that of our neighbours, it's dangerous, currently there is insufficient space to turn a small car.

It is inconceivable for Naildown Close to accommodate even more cars and traffic at the narrowest point in the road.

The development states that they have allowed for a pedestrian splay for access onto Naildown Close from the two off-road parking spaces. At the west side of the proposed parking there is a BT telephone poll which services the close, this will need removing as this will block any splay or view. In addition to this I fully agree with the comments by Mr and Mrs Smith at No 10 Naildown Close and I quote: -

'Taking the above into consideration there needs to be a vehicular vision splay to provide safe access and egress to the proposed site for cars. This is also a requirement when looking at planning guidance concerning vision splays to properties, this guidance states that for a road with a speed limit of 30mph the vision splay should be 70m long on each side. This could be reduced to 23m if you take the average speed on Naildown Close as 15mph. The guidance states that the splay is measured from a point 2m from the kerb line of the road, as there is no footpath on that side only a 600mm wide verge, (which we suspect is not owned by the applicant) the provision of a vehicle vision splay would not be possible due to the established foliage/hedging on each side of the development site as well as the 1.5m high fences, but for safety it is essential otherwise cars would be accessing Naildown Close blind'.

It will be impossible to pull out of the proposed driveway safely and to see far enough into the close to have sight of pedestrians who will be equally compromised and left with nowhere safe to go to. This will cause a serious accident very quickly.

4+ bedrooms on the application (2 car parking spaces will be totally inadequate). It is quite likely that the new owners will have more than 2 cars, plus visiting guests, where are these cars going to park?

Should 'Steps' continue with their current plan, full access is already available from Cliff Road, which is where the property is and belongs to. There would be minimal disruption to their neighbours especially if 'Steps' is being knocked down as the owner has stated to me. So why would he need to cause all these problems for such a quiet, safe and secure close?

Unfortunately very little thought has been applied to this acute situation. It all looks very nice on paper but in reality the extremely narrow road combined with our vehicles and our neighbours, plus the increased traffic turning and the increased noise, pollution and safety will be a potential disaster.

Loss of light, mood and calmness.

With the new build I am worried about how this will impact on the naturally calm end of the close. I am a professional artist and my studio is located on the ground floor of our home, currently this is a calm tranquil space. The trees and wildlife act as a natural source of inspiration, the light and mood will almost certainly be affected with the new build. Without question this will impact on my working studio space and potentially being detrimental to the work I produce.

To view my work, please visit: - ewenmacaulay.com

Conflicting information.

Mr Mike Simmonds (letter dated 29th March) states, adjacent landowners have been consulted by Mr Kopik. No 18 knew nothing at all about the proposal until they saw they were extending their house, (on the Shepway Planning Website) neither did No 10, 11 and 12 Naildown Close. Mr Kopik has not addressed or spoken to any (residents) in Naildown Close regarding his plans. The only conversation I have had with Mr Kopik regarding the property 'Steps' is the property will need knocking down. And I quote: - *'The services are so bad and the house is in such bad repair that the house will need to be knocked down'*.

If this is the case, can we have confirmation of this that the current empty and derelict building 'Steps' is being knocked down?

Loss of privacy and overlooking.

When we designed our new extension Shepway District Council advised us they wanted to keep the privacy of our opposite neighbours and we could not look into their gardens or houses. So we designed our build with that in mind. Now with the proposed Steps build we will be looking

directly at them and they will be looking at us, especially with our open plan bi-fold doors, extensive glass frontage and balconies.

We have two balconies which we use regularly, including 9 ft sliding doors (Balcony no 1), 8 ft double french doors with Juliet balconies in both double bedrooms and 12ft bi-fold doors (Balcony no 2). This has all been designed to enjoy the light, views and KEY to them is we are NOT over looking any property whatsoever, nor is any person visible at anytime at Steps or Sea Cliff. This new build will directly impact on our privacy. People will be able look straight up and into our property **(majorly affecting our privacy and security)** and see us looking directly out at them. We have two double beds that sit horizontally to the new floor to ceiling double french doors that currently enjoy 100% privacy this will be instantly affected with this build. In addition to this, there will be headlights from the vehicles using the new build shining directly into our currently very private and secure home.

When sitting at our dining room table the two cars (headlights) and people will be looking directly at us dining. Currently this 100% private, and rightly so. Please can you show me an example where this is already happening? especially with a new build. Below the dinning room is my studio, our new french doors, which are part of the approved planning for our new extension. These were put in for my studio, for access and light. Again, these were design to be 100% private and we will have 2 cars and people looking directly in barely 20 feet away. These are again a major breech our privacy and security.

Ground stability and drainage.

Landslide and landslip are a major concern. The amount of water that comes down from the extremely steep banks behind our homes is a cause for great concern. The bank itself is constantly moving forward, and we in turn are constantly working to stop any further movement.

With our new extension, the original proposed design involved digging footings to support the rear stairs. After advice from planning this had to be dropped because of the danger of landslides/landslip, so we re-designed using a cantilever option, which avoided removing any of the land beneath the bank.

The excavation for the footings for this proposed build in Cliff Road will be significant and could easily trigger movement or landslip, especially now that we have extended our homes the increased weight and volume, combined with the huge banks behind us, could be catastrophic.

Drainage. The new parking bay will also become a natural swimming pool for the run off of water during the extreme storms and heavy rain we are now experiencing, this will only add to the landslide/landslip problem.

Furthermore, there are no drains at the end of Naildown Close so the road will become more liable to flooding. At present heavy rainfall collects at the road end and disperses through a combination of natural soak-away and evaporation.

In real terms the adjacent land should be left alone and the derelict house 'Steps' knocked down and built upon the existing stable footings.

Wildlife and natural environment.

The Steps garden is without question the wildest and nature supporting garden in the immediate area. The trees are extremely large, lush in flower and bloom, as too is the vegetation. The garden clearly supports an enormous array of birds, including nesting pairs.

I sit and watch from my house the magpie's feeding their young, nesting wood pigeons directly opposite eating the berries on the trees, whom currently nest in the chestnut tree. There are wrens, jays, a green woodpecker, black birds, thrush and crows. All these birds can be easily seen from any window in our home. There are squirrels who hang off the elder flower, plus all the other mammals like mice and voles as our cats bring them back to our house. Sadly, they also bring back grass snakes and small lizards type reptiles. Nocturnally the garden is visited by foxes and foraging badgers (these are protected in law).

As many of the green spaces are being eaten up with development, especially in urban areas, I see the Steps garden offers great value and support to all manner of animals. Mr Kopik is clearly aware of this as he has mentioned about his love for the upper part of his garden (see below). So any disruption to this upper part of the garden will have a massive impact for the animals it supports and the look and feel of the enclosed secure part of the close.

I refer to the Ecological Advice Service notice from Natham Coughlan (dated 10th August) that there is Breeding Birds, Reptiles and other creatures within the garden and careful consideration needs to be adhered to with this delicate, fragile but beautiful garden. In my opinion the upper part should be left alone so it can keep supporting the wildlife and only development at lower already developed section.

Conclusion.

To sum up, the property 'Steps' was sold with a loose term 'development opportunity'. We are not against development, enhancing properties and making an area more prosperous for everyone to enjoy, we worked extremely hard to do this with our joint home extension with Mr and Mrs Bolton at No 12. But I think I can speak on behalf of all our neighbours in Naildown Close, we would ALL support the development of the property 'Steps' if it uses it's direct and current access via Cliff Road and did not trample all over the secure, tranquil safe close that will all enjoy and love to be part of. With the knocking down of the old house, this would provide wonderful foundations to build this new home. It would protect and persevere the precious gardens that Mr Kopik loves the most, and I quote (West Riding Planning Application Documents, 9th June 2015): -

'My garden at the upper north of my property is the most precious part of my garden as it is the area I spend most of my time due to it's special amenity value being quiet, high level to obtain views of the sea, splendid flora and largely horizontal for ease of use and gardening. The southern part of my garden is less usable due to the steep slopes'.

So it would make sense to develop the lower steeper section of garden using the existing house and keep the top garden to enjoy. Or in this case it's probably being used to make a fast financial gain at the expense of Naildown Close.

I urge you to carefully consider all the points in the above objection and hopefully open up the opportunity to build on the existing derelict property and utilise the existing access via Cliff Road thus preserving such a lovely lush nature supporting garden, where multiple birds nest, squirrels live and many other creatures call home. Also protecting Naildown Close from becoming blocked with more cars, increased noise, pollution and preserving the overall privacy, security and tranquility we all enjoy.

Yours Truly,

Ewen and Susanna Macaulay,

