

We object to the application 24/0208/FH for the following reasons:

1. Residential Amenity and Human Rights.

Places and Policies Local Plan

HB8: “The residential amenity of the occupants of neighbouring properties should be protected and ensure avoidance of unacceptable overlooking and inter-looking as well as loss of light and overbearing impact”.

Human Rights: “The interest of those potentially affected by the proposal in respect, for private life at home and peaceful enjoyment of their properties”

As you can see from fig 1 the Shepherds hut overlooks our garden and we can inter-look.

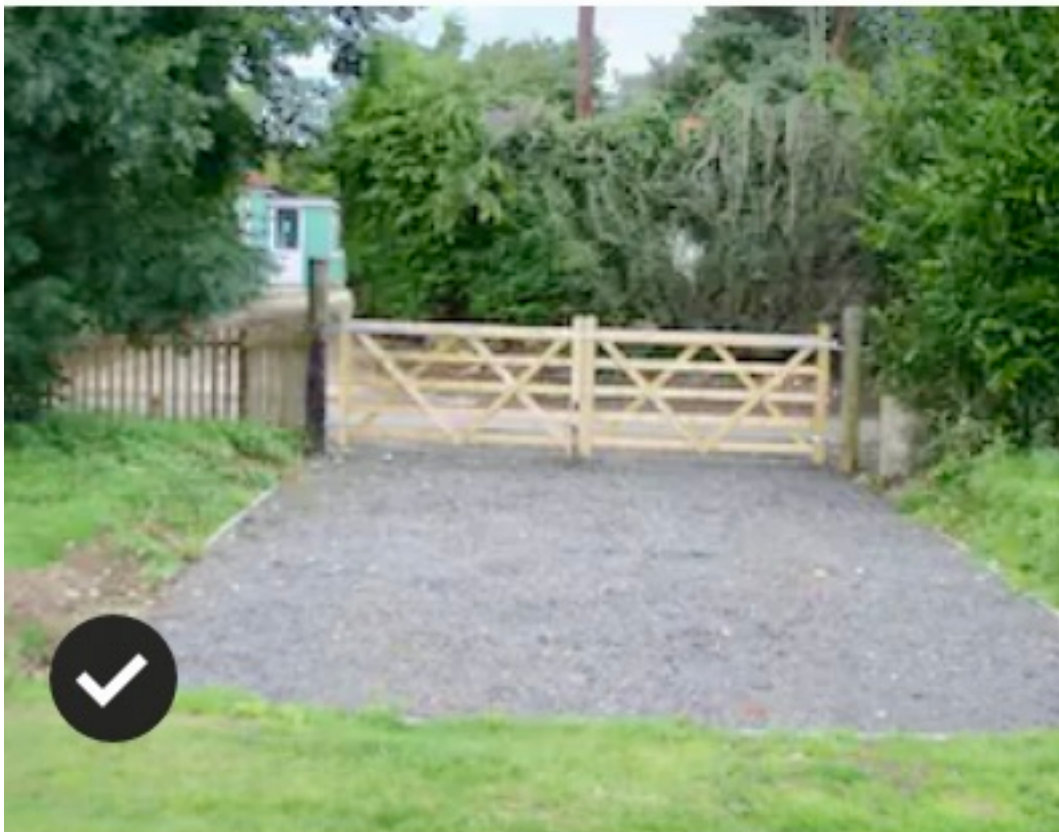
The shepherds hut has been sited with fencing to one side and the summer house and fencing to the other, this enclosed area is where people are asked to keep to, this is facing the boundary fence. The fence is approx 6 metres from our patio. We can hear conversations clearly and the banging of the galvanised bins and all cooking odours from the barbecue, we have been woken up at 6.30am on a Sunday morning with smells of cooking bacon.



We are also aware that if we can hear their conversations they can hear ours, this has made using our patio area uncomfortable, we were constantly aware of being overlooked and even putting clothes on the line outside was difficult. Because of the nature of Airbnb the use of the Shepherds hut would coincide with our use of the garden and patio.

The shepherds hut is partially hidden from view by 3 Leylandii trees, when siting the shepherds hut the applicant removed the bottom branches of the trees, as a result as the trees grow, which is approx 1 metre a year, our conservatory will become visible. The trees are approx 10 metres high and affecting the sunlight to our patio and the immediate garden area from our house.

Our neighbour across the road at [REDACTED] is also overlooked from the bathroom window of the shepherds hut, which looks directly up his drive to his front door fig 2,(this picture was taken by the applicant for the advertising on Airbnb).



2. Visual Impact.

In the AONB Management plan 2021-2026 MMP2 Material considerations in planning decisions , Sustainable aims SD7 “New projects and proposals and programmes shall conserve and enhance the tranquility and where possible dark night skies”.

The shepherds hut is very prominent from the road, it is painted black along with the summerhouse and associated fencing. It is set to the side of the applicants house in front of the front elevation of the house. It is sited detached from the main dwelling and its associated buildings, which increases its prominence. No planting or screening plan has been proposed by the applicant, although a line of trees has been planted to protect their own privacy and a window at the back of the shepherds hut (not on the technical drawing) has been blocked off.

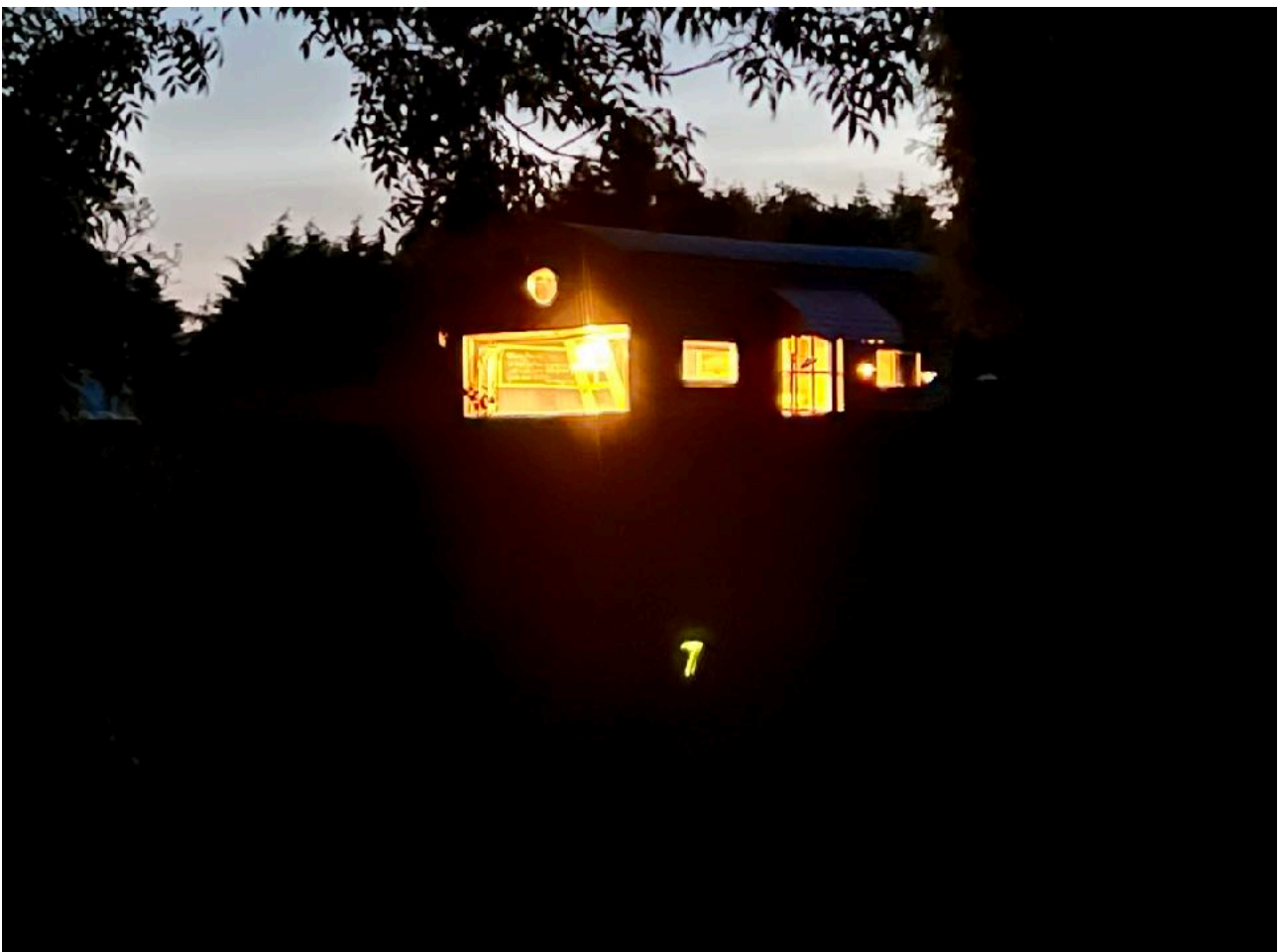
There are no similar structures in close proximity to here, this is an area of soft green planting and houses either made of terracotta brick or flint.

It is also an area of both historic and strong biodiversity.

[REDACTED], there are ancient yew trees behind the house and the bridle path from the road leads on to the North Downs Way.

There are bats living in the [REDACTED] which we believe need to be protected from the bright lights of the Shepherds hut and their outdoor security lights when flying down their foraging lanes, these cause unwanted glare and will potentially discourage them from foraging in the open land at the end of the road. Fig 3 Photo of the shepherds hut lit up at night and fig 4 photo of the security lights.

As the applicant has a reasonably large garden the shepherds hut could perhaps be alternatively sited behind the applicants house, it would allow their neighbours not to be over looked and deal with the community amenity of it being very prominent from the road and protecting the bats foraging lane.





3. Consistency in Planning decisions.

We recognise that there is no precedent in planning law as each decision is made on its own merit, there is the important concept of consistency, in both public and planning law. Application 22/1267/FH Installation of a shepherds hut and erection of a pergola within a garden. This application was on this road in 2022, both neighbours in this case had their residential amenity and human rights taken into account. We would expect to be afforded the same consideration.

4. Water Pressure.

Since moving to this property in 2006 we have had problems with water pressure, our neighbour when he moved into [REDACTED] moved his water supply to a different supply across the road as a result of how poor it was, the applicant already has one business, [REDACTED] [REDACTED] that is now using the water supply and with the shepherds hut as well the already struggling water pressure supply is only going to get worse. We would propose perhaps looking at other options that may be available as regards water supply.

In conclusion we are not against the applicant having a shepherds hut on her property for use as an Airbnb holiday rental, but we do have a problem with where it has been sited. It takes away our privacy to use our garden as we have done for the past 18 years. All the houses on this road are set back from one another, with nobody disturbing anybody else. We have a business next door to us on the other side but it is not overlooking us, does not take away our privacy or residential amenity and is very quiet.

We are sure that the applicant could re-site the shepherds hut to take into consideration everybody's residential amenity rights, including her own.

Kate and Ian Redmond