

PETERBOROUGH



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Planning application 18/02078/HHFUL 3 Maffit Rd Ailsworth

1 message

Dom Goy

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Reply-To:

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To Peterborough City Council Planning Department and interested parties.

We are writing to you in relation to the planning application for 3 Maffit Road, Ailsworth (18/02078/HHFUL) which has been referred to the planning committee meeting of the 19th February. Having lived in Ailsworth for the past 10 years and after a search of over 5 years we were fortunate to find our forever family home in the village, which we purchased last August (from Jenny Rice - Ailsworth Parish Council Clerk).

Prior to purchase, we sought advice from both an architect and building regulations control, to determine whether a second storey extension on top of an existing single storey room would be an option and be permissible under current planning regulations. No concerns were raised. The proposed extension was the preferred option due to the existing footprint, flow of living space and location of services within the house. Upon ownership we engaged with an architect to draw up plans for the building. The house was originally built in 1958, and extended in 1988. The house is not in a good current state of repair, with old corrugated concrete roof tiles, a combination of unsympathetic white UPVC windows and rotten wooden windows, and different shades of Fletton brick. As part of our plans, we wish to replace both the roof and windows and clad the unsightly areas of mis-matched brickwork, as well as extending as outlined above, to create a further bedroom.

To facilitate the planning process, we engaged with Mr and Mrs Baugh, the neighbours at number 5 Maffit Road, where the existing single storey building's north wall forms a boundary. We visited them twice (initially to outline the plans and then at their invitation for further discussion) and took on board the comments raised in a letter they sent to us, which raised concerns purely around the potential disruption during the build and on-going maintenance. After buying the property, we were able to investigate the foundations further, as this required the removal of a concrete apron. Whilst the initial test hole made prior to purchase revealed foundations sufficient to build on, the new test hole revealed no foundations. It is difficult to ascertain the condition of the foundations of the north wall without digging up the internal floor, or on Mr and Mrs Baugh's side. At our meeting with Mr and Mrs Baugh, the prospect of demolishing and re-building this wall was outlined however, in response to the concerns that they raised around the disruption that this might cause, the option of underpinning this wall was investigated. This is our preferred option as outlined on the plan, despite this incurring additional cost for us, but is subject to structural engineering recommendations. In addition, we amended other plans that would have required access from Mr and Mrs Baugh's side and also sought advice from the conservation officer to ensure that we weren't planning anything that would not meet planning requirements within the Ailsworth Neighbourhood plan and conservation area.

It was therefore very disappointing that Mr and Mrs Baugh chose to lobby many of their friends to submit letters of objections and to attend the parish council meeting. In many of these letters opinions are being passed as fact. We therefore wanted to write to outline our response to some of the key objections, (note that there were no objections raised by people who were not friends with Mr and Mrs Baugh or other residents on Maffit Road).

1/ Loss of light

The proposed extension is a good distance away from Mr and Mrs Baugh's property (something that we are not able to measure without going on to their land but at least a sizeable garage and car width away (11 metres, as measured subsequently by a planning officer)) and does not break the 45 degree rule. The orientation of the houses (east/west) means that the sun mainly goes over the top of the property and the proposed extension.

2/ The size

This is a 5.7m x 4.8m (external walls) addition to an existing footprint to create an additional room. The length is unchanged on the north boundary with 5 Maffit Rd's property.

3/ On-going maintenance

The maintenance required for the new building will be no different to that currently required. A new structure, with higher guttering fitted with hedgehog brushes, is likely to require less maintenance than the current structure. At most, this would constitute an annual gutter clearance.

4/ Disruption during construction

The lilac bushes belonging to Mr and Mrs Baugh, that had been allowed to grow over the current single storey extension and have been raised as a concern, have kindly been trimmed in the past few weeks by Mr & Mrs Baugh, hence removing any need to prepare these for the build. Mr and Mrs Baugh are also concerned that their "shaded" patio (their reference) would be disrupted during construction. As outlined above, we aim to maintain the north wall if possible and hence there would be no disruption to this area during construction. The new wall is not likely to take a long time to construct.

5/ Privacy

Mr and Mrs Baugh's garden is currently visible from all back bedrooms, with the bedroom window currently over the single storey extension allowing views into almost all of the garden and on to the "shaded" patio area. The proposed extension reduces the window aperture and pushes it further back on the plot to the west. It also means that Mr and Mrs Baugh's garden is much less visible from any other bedroom window thus increasing their privacy.

6/ The materials being used

Some of the letters of objection have outlined that they do not agree with the materials that are planned. There is evidence of all materials being used in the surrounding area, with the wood cladding being a more sympathetic addition than the man-made cladding to houses further down Maffit Road. The conservation officer (Sam Falco) has commented that the plans will be an improvement to the property/area and in keeping with the Allsworth conservation plan and Ailsworth Neighbourhood plan.

As active members of the Ailsworth community, we are disappointed that despite our best efforts to comply with planning considerations, the neighbourhood plan (a document where one of us has had committee level involvement in adoption) and engagement with our neighbours, such a level of objection has been levied. We hope that this has helped illustrate the facts relating to this small extension planning application.

Kind regards

Dominic and Nicola Goy