

Written representation by applicant, owner of 21 The Village, Orton Longueville.

26 Aug 20

Dear Sirs

Thank you for taking the time to consider our planning application relating to the above address. We very much hope to be able to attend the Zoom meeting however, as instructed, have produced this short representation in the event of unforeseen connectivity issues.

Our proposal has been amended four times since it was initially submitted and thus the Case Officer's final report contains extracts from documents both for and against various proposals. Even as individuals who are intimately familiar with and only concerned about this particular case, we found the chronological order of events in this document hard to follow. The proposal as it stands today is now supported by the Conservation Department and recommended for approval by the Case Officer with only one objector (Ms Sproul) as detailed below. The following is a brief chronology of our application which will hopefully provide additional clarity.

Our planning application was submitted on 01 Apr 20. It was initially for an L Shaped, 1 ½ storey, 5 bedroomed property, drawing on design characteristics from numerous other properties within the Orton Longueville Village, both within and outside the Conservation Area. Of note, contrary to information contained within initial council responses, our current property (No.21) and the proposed property are wholly outside of the Conservation Area. This fact has now been corrected on more recent responses.

Despite the plot being set back nearly 30m from the highway, and the proposed property nearly 60m, our initial proposal received a significant amount of opposition from the Conservation Officer. Although not agreeing with many of his issues, we nonetheless modified and reduced the proposal three times in order to try and gain his approval. However, it appeared that he simply did not like the L shaped design and would only accept a 1 ½ storey double fronted cottage with detached garage in the corner of the plot. As such, we submitted a fourth revision which is the proposal you have before you today. As you can see this is for a 1 ½ storey double fronted cottage with detached garage in the corner of the plot.

All council departments responded to the initial (L Shaped) proposal however, not all have provided revised responses taking into account the significant changes to our proposal and our various correspondence over the last five months. Some of our correspondence has been published on the council planning portal and some has not.

Please consider the following three paragraphs as a summary of our application:

Conservation. The Conservation Officer did not support the L Shaped proposal however now supports the current proposition.

Highways. The LHA officer raised a number of concerns and questions regarding the L shaped proposal. These were largely misunderstandings in the absence of a site visit or based on factually incorrect information. We sent a document on 05 May 20 addressing all of the points raised, and again offered a site visit to clarify / discuss. No acknowledgement of our response has been received from the Highways Dept. Their initial response has not been corrected or updated to reflect the revised plan. No site visit has taken place to our knowledge. However, the Planning Department Case Officer has visited the site and is content there are no highways related issues preventing approval of our current proposal.

Matrix Planning Limited. There has only been one objector to any of our proposals. This is Matrix Planning Limited on behalf of Ms Sproul, who owns and lives in the adjacent property, 21A The Village. Ms Sproul was also the only objector to the outline planning that was approved by the council in 2017.

Matrix have submitted three separate objections although only one relates to the revised application you have in front of you today. Their latest submission objects to the location of the garage and makes requests regarding a legal right of way and permitted development rights. **The Case Officer has not supported any of these requests in his recommendation and we request that the committee do not support them either.** More detail on each request and the reasons not to support are contained in the Annex to this document.

Our own property (21 The Village) is considered by the Conservation Department to have heritage value. The council's Conservation Officer is content that our revised proposal does not detract from this.

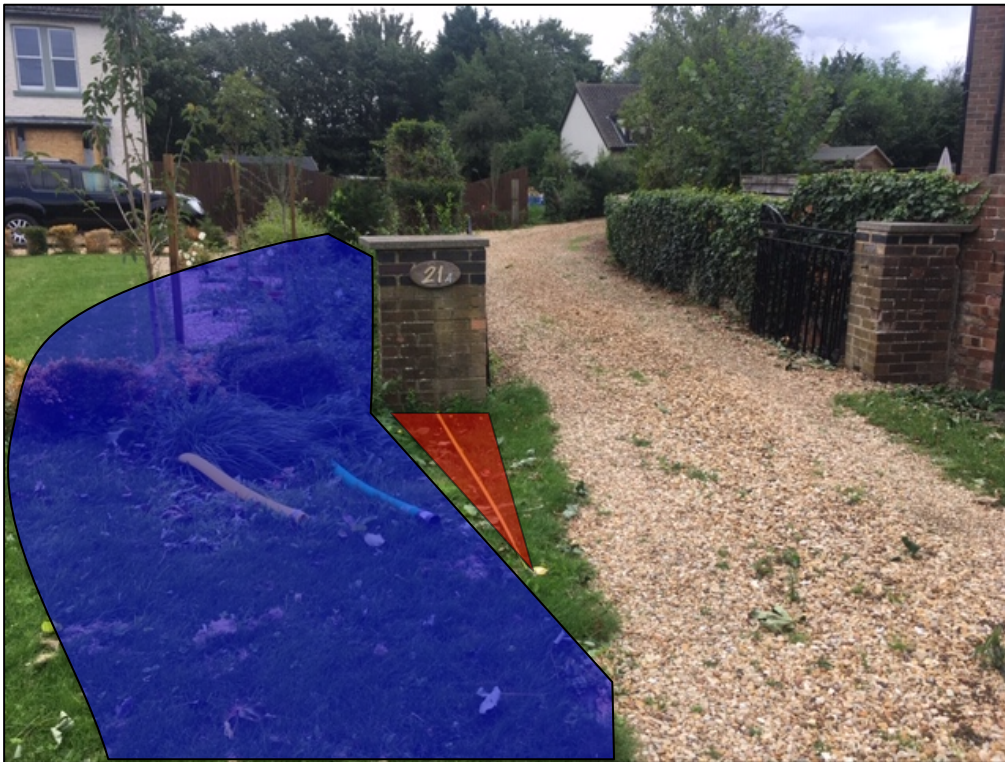
'It is considered that the work will preserve the character and appearance of the Orton Longueville Conservation Area in accordance with Section 72(1), of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and is in accordance with the Peterborough Local Plan (2019) and the National Planning Policy Framework (Heritage Considerations).'

The Case Officer has recommended approval of our final proposal and we request that the committee supports his recommendation. We do however request that the committee considers minor amendments to conditions C8 and C13 as follows:

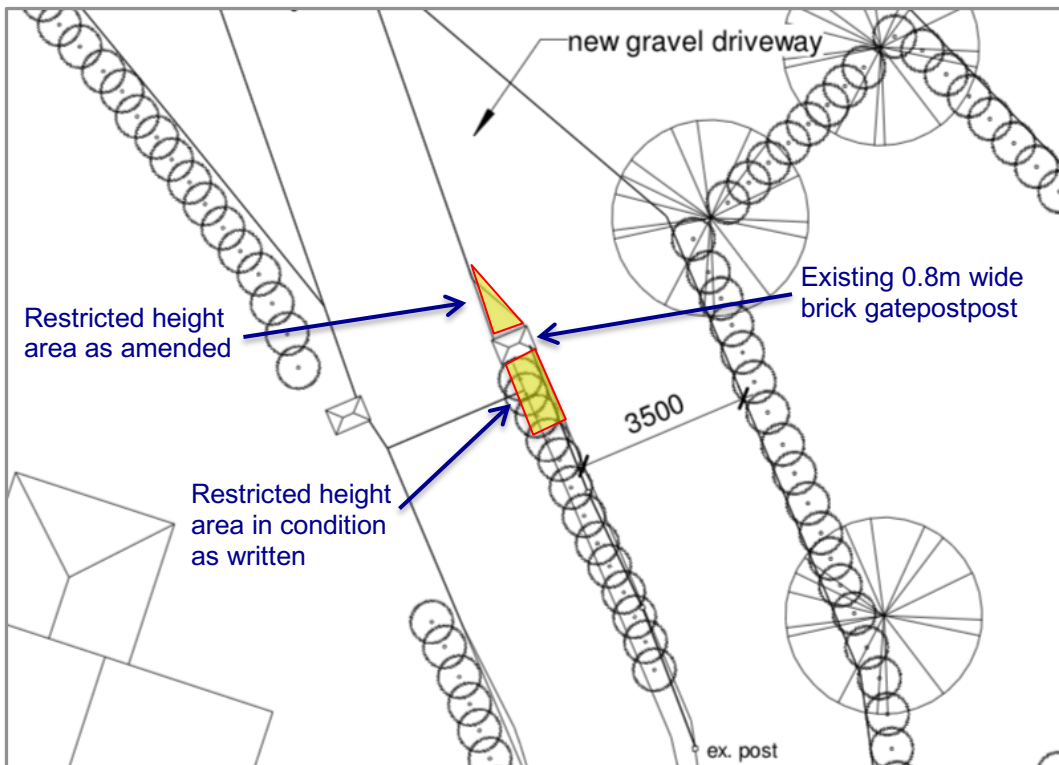
C8 This condition relates to hard and soft landscaping. We request that the last item in the list of three is removed from reserved matters, namely 'Details of any boundary treatment'. Drawing P101 Rev E already provides this detail. As shown, the plot is contained on the East by an existing beech hedge, on the South by an existing close boarded fence, on the West by an existing chain link fence and on the North again by continuation of the same chain link fence. The Northern section is in a state of disrepair due to the removal of a fallen tree however the majority of the concrete posts are still in position. This fence will be reinstated as shown on the aforementioned drawing. Planting already exists to the North West side of this fence, again as shown. There is no requirement for any temporary fencing during construction and thus the detail requested has already been submitted.

C13 This condition refers to a restriction in hedge height to 0.6m for the first 2.4m of driveway between the access for 21A The Village and the proposed property. The hedging in question is on 21A's side of the boundary. This condition, as written, presents a possible 'ransom strip' type situation by imposing a planning condition not in control of the applicant. The highways safety concern is mitigated anyway by the proposed plan without imposing conditions on the aforementioned hedge height.

The existing access lane to number 21A and the new access lane being created are split by an existing brick gate post as shown on drawing P101 and highlighted below. This gate post is 0.8m wide. With the existing and new lane running parallel and approximately 1m apart as they pass this post, a 2.4m clear zone is easily and already achieved as the two lanes gradually merge together as shown in red on the image below. There is no existing or planned planting in this area. The condition would therefore be amended to state that there will be 'no planting above 0.6m for the first 2.4m of the separation of the two lanes' or words to that effect, or the condition removed completely as it is already achieved by the proposed scheme.



Existing and proposed lane (blue) with 2.4m clear zone shown in red



Existing and proposed lanes, plan view

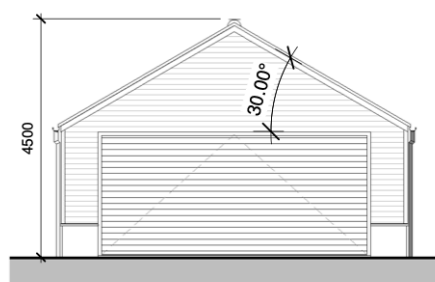
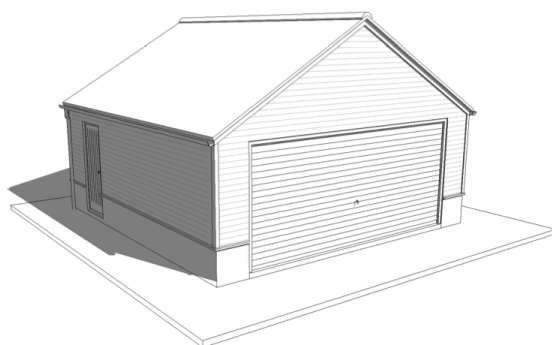
Garage size and location**Objection by Matrix Planning Ltd**

The garage element is placed close to the common front boundary to No 21A. Although it is a smaller structure than shown in the first application it is still a large imposing building in context. This is because it is close to the front garden and windows of No.21A. It will also appear particularly dominant as viewed from the front 1st floor bedroom window.

Although a single storey building, it does in this position result in detrimental enclosure to the outlook from No.21A. This is visually harmful to the present open character of this housing cluster, and to some degree the character of the area when looking from the road back towards the house.

We can see that the applicants have tried to align the structure to minimize its impact, but this cannot offset the visual imposition outlined above.

Please note if the garage element is removed and the land used as front garden or parking, we have no objection.

**Applicant response**

The location of the garage is significantly further from the shared boundary than number 21A itself has been extended to (when the second garage and rooms over were added). The garage does not break the 45 degree rule from the upper floor window of 21A and the direction and height of the ridge ensures maximum views are retained from this window. The garage as drawn certainly does not cause '*detrimental enclosure to the outlook*' or be '*visually harmful*' as is suggested. We do not wish to further change the size, shape, orientation or position of the garage.

Conservation Officer's comment regarding garage.

'...It will remain quite nestled within its surroundings which is positive.'

Case Officer's comments.

With the sloping roof elevations, it is considered that no adverse overbearing or shadowing impacts would impact on this room. It is considered that the proposed garage's siting, orientation and dual pitched roof shape allow the neighbouring first floor bedroom to still retain both a generous outlook across its driveway as well as being able to obtain natural light provisions

Obstruction of a legal right of way

Access for construction – condition requested by Matrix Planning Ltd

We are pleased the revised access to the new house is now independent of the driveway to No 21A (it was previously a shared driveway along part of its length). This allows some protection of privacy.

In the event permission is approved, we ask that a condition is imposed requiring all construction traffic to only use this new access in the interests of preventing obstruction, privacy and reduction of possible nuisance.

Applicant Response

Number 21 has an established legal right of way 'at all times and for all purposes' over the first part of the lane leading to number 21A. We are unsure if the council can legally enforce restricting this right as is being requested by Matrix Planning Ltd however we strongly request that this is not included as a condition, and indeed there is no reasonable grounds to do so.

Using the first part of this lane, as we do currently, will not cause obstruction and will have no impact on the privacy of number 21A as is being suggested.

The new access lane will be constructed at a time that makes sense in the scheme of development (utilities etc) also giving consideration to planting seasons. To create this lane several newly planted trees and numerous newly planted shrubs and hedging will have to be dug up and moved. These will eventually form part of the landscaping of the new property.

Removal of permitted development rights

Removal of permitted development rights – condition request by Matrix Planning Ltd

Condition requested re side windows. This will be necessary to prevent privacy loss outside planning control from the possible addition to the main house of side windows facing No. 21A. (unless obscure glazed).

Applicant response

Any such future windows would face onto the gable of number 21A which has no windows in it, less a half glazed garage pedestrian door. Due to its proximity to the boundary 21A also does not have side access on its Eastern gable or useable space to its East. As such any additional windows obtained through permitted development rights could not reasonably cause 'privacy loss' as is being suggested. As no such restriction is in place for number 21A we request that no such restriction is placed upon us.

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