

## **322 OUNDLE ROAD PETERBOROUGH**

### **SUBMISSION TO COMMITTEE**

#### **Reasons for Recommending Refusal:**

- R1. The building is at odds with, and results in harm to the surrounding area.
- R2 It is unacceptably overbearing to adjoining properties.

#### **Applicant Submission:**

R1 - The previously approved building was for a SHED. The building that has been built is of a great standard of construction giving a superior appearance and quality to the rear yard. Unfortunately it has been built slightly taller than the approved shed and with a front canopy. I ask if the original application had been for the increased size would it have been refused ?

R2 - I do not agree the a small increase in roof height results in unacceptable over bearing. In appearance issues I draw your attention to the container and shed positioned adjacent to the boundary on the property of 320 Oundle Road. If overbearing is an issue please note the position of the structure in the garden of 324 Oundle Road, which is very high and overbearing.

Note also the two houses built on the next property 318 and 320 Oundle Road.

It does not seem fair the neighbours of 322 Oundle Road can construct large garages on the direct boundary to no. 322 and the adjoining 320 can build two houses in the back garden but the applicant is penalised for building a better but slightly taller building than approved.

Additional Drainage has now been upgraded and installed. Slot drains installed crossing the site.

#### **Conclusion.**

The overall rear area of 322 Oundle Road is a great improvement on the previous unkempt and neglected area. The structure is of no detriment to the area, but is of great improvement, and considering what the neighbours have done on both sides of the site, to refuse on the basis of a small increase in roof height, would appear grossly unfair.

Please note the Before and after photos.

N P Branston mrics

11th October 2022



**BEFORE**



**AFTER**