
Subject: 16/00336/HOUSE Mr & Mrs Render

From: Hannah Wilson
Sent: 05 April 2016 06:44
To: Development Management
Subject: Fw: 16/00336/HOUSE Mr & Mrs Render

Dear Ms Hood

Thank you for the time to consider the above named application which is a re-submission under a different name and number than the previous application.

I am replying on the back of the previous response from the PC as they wish the same comments to apply with the addition of the following:

- Whilst the garage height has been lowered it will still have the same impact on the neighbouring single story property (Appletrees). Unless some form of height restriction condition is imposed on the newly planted hedge (to screen the garage) this will also have a significant impact on Appletrees .
- Earlier comments still apply

Kind Regards

Hannah Wilson
Clerk to Flaxton Parish Council

From: Hannah Wilson
Sent: 25 February 2016 08:40
To: Development Manager
Subject: 16/00163/HOUSE - Mrs Vanessa Connolly, Ashdale House, Main Street, Flaxton

Dear Ms Hood

Thank you for the opportunity to review the above named application. The Parish Council would like to make the following comments for your consideration:

- There is serious concern for the height of the garages. It seems excessive for a 'single storey garage' as per the design statement at 3/4 meter over the height of a new build garage.
- There is most certainly concern for neighbouring properties especially that of Appletrees which is a single storey property with 3 facing windows.
- The gravel area acts as a turning circle and this will allow headlights to be shone into properties at varying times of night. No exterior lighting should be specified
- The build is in a conservation area which amongst other things means that there should be no removal of trees without prior permission. The PC understand that work has already commenced on site and that the holly tree may already have been removed.

- The access driveway has already been widened with the aforementioned work which has already started despite the application quite clearly stating that it hasn't. A substantial concrete base has already been laid.
- It is unclear as to whether there is access to the garages via the properties or whether this is only via Barney Lane
- It is also unclear as to whether there is sufficient drainage and appropriate ways to deal with rainwater run off as there appear to be no gutters on the plans

The Parish Council understand there have been objections from neighbouring properties and therefore in addition to the concerns highlighted above, they would support that objection.

Regards

Hannah Wilson
Clerk to Flaxton Parish Council