

From: Sally Hunt [REDACTED]
Sent: 29 June 2023 10:36
To: Town Planning
Subject: Fwd: Molesey Venture Site 2022/3525 Previous Objection Letter from Planning Consultant Still Stands
Attachments: ATT00001.htm; Scan 29 Mar 2023 (2).pdf; ATT00002.htm
Follow Up Flag: Follow up
Flag Status: Completed

 External email >

> Begin forwarded message:

>

> From: Sally Hunt [REDACTED]
> Subject: Molesey Venture Site 2022/3525 Previous Objection Letter from Planning Consultant Still Stands
> Date: 21 June 2023 at 09:25:38 BST
> To: Jack Trendall [REDACTED]

>

> Dear Jack

>

> It was good to meet you and Harvey on Monday, thank you for taking the time to visit our houses. I have spoken to our planning consultant Alice Cook of PA Planning. She has confirmed after looking at the amended plans for the Molesey Venture Site that the only material changes in relation to block C and our property are internal and as such the letter she wrote on our behalf in December 2022 is still valid. I attach it again for your records. I will also forward you the email from her confirming this.

>

> I will also be in touch to put in writing all the concerns we talked about verbally.

>

>

>

>

> Kind regards

>

> Sally Hunt
> 18 Orchard Lane



By Email:
Planning Services
Elmbridge Borough Council
Civic Centre
High Street
Esher
Surrey
KT10 9SD

20 December 2022

Dear Sirs,

Application Reference No. 2022/3525

**Proposed Development at Orchard Lane, East Molesey, Surrey KT8 0BN
Impact on 18 Orchard Lane**

We are appointed by Ms Sally Hunt, the owner of 18 Orchard Lane, the property adjacent to the application site, following concerns that the proposed new dwellinghouse will negatively impact the adjacent properties.

Our client is disappointed to have to respond negatively to the application, but feels compelled to oppose a development which they consider will have such a negative impact on their property.

Following a review of the proposed application details and the surrounding area, we consider that the application proposal comprises an unacceptable form of development in its current state. The National Planning Policy Framework (NPPF) and The Elmbridge Borough Council Local Plan 2015 alongside associated supplementary planning documents highlight that the visual impact of an application and its impact on the neighbouring properties are important material considerations, which we feel the application falls short on.

National Planning Policy Framework 2021

130. Planning policies and decisions should ensure that developments:

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

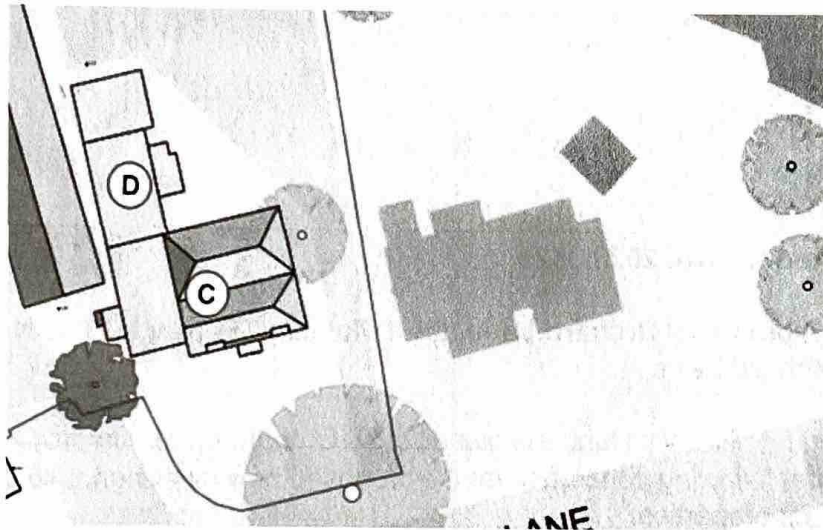
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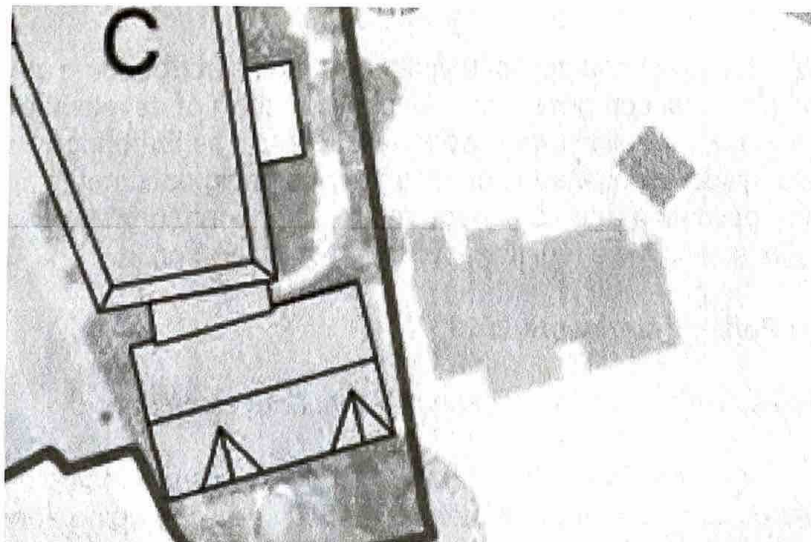
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Essex SS6 7EW

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

We are of the opinion that the proposed development on the land adjoining at Orchard Lane would be unfair to the neighbouring properties in terms of its size, setting and appearance. Currently, our client's property at 18 Orchard Lane is a good distance from the existing building on the application site with an access road between the two properties, which allows for a reasonable outlook and limited sense of enclosure, as can be seen from the below extract from the existing site plan.



The application proposal includes the removal of the access road and two to three-storey building almost up to the boundary with No. 18, as can be seen from the image below.



We are of the opinion that the proposed dwelling on the application site is not sympathetic to the surrounding built environment given its proximity to the side of our client's property, and the subsequent impact this would have on the outlook and sense of enclosure from 18 Orchard Lane.

We are also of the opinion that the proposed materials of the new dwelling in not in keeping with the existing street scene. The majority of the properties at this end of Orchard Lane are red brick or white render, whilst the proposed materials include buff and light brick. We appreciate the frontage of building C is white render to match the existing street scene, however, the main part of the building will still be visible from the road. This would disrupt the established street uniformity and create an unsightly focal point along the road, appearing out of place among the rest of the properties.

Elmbridge Borough Council Local Plan 2015

DM2 – Design and Amenity

All new development should achieve high quality design, which demonstrates environmental awareness and contributes to climate change mitigation and adaptation. The Council will permit development proposals that demonstrate that they have taken full account of the following:

a. All development proposals must be based on an understanding of local character including any specific local designations and take account of the natural, built and historic environment. Development proposals will be expected to take account of the relevant character assessment companion guide in the Design and Character SPD.

b. Proposals should preserve or enhance the character of the area, taking account of design guidance detailed in the Design and Character SPD, with particular regard to the following attributes:

- Appearance*
- Scale*
- Mass*
- Height*
- Levels and topography*
- Prevailing pattern of built development*
- Separation distances to plot boundaries*
- Character of the host building, in the case of extensions*

e. To protect the amenity of adjoining and potential occupiers and users, development proposals should be designed to offer an appropriate outlook and provide adequate daylight, sunlight and privacy.

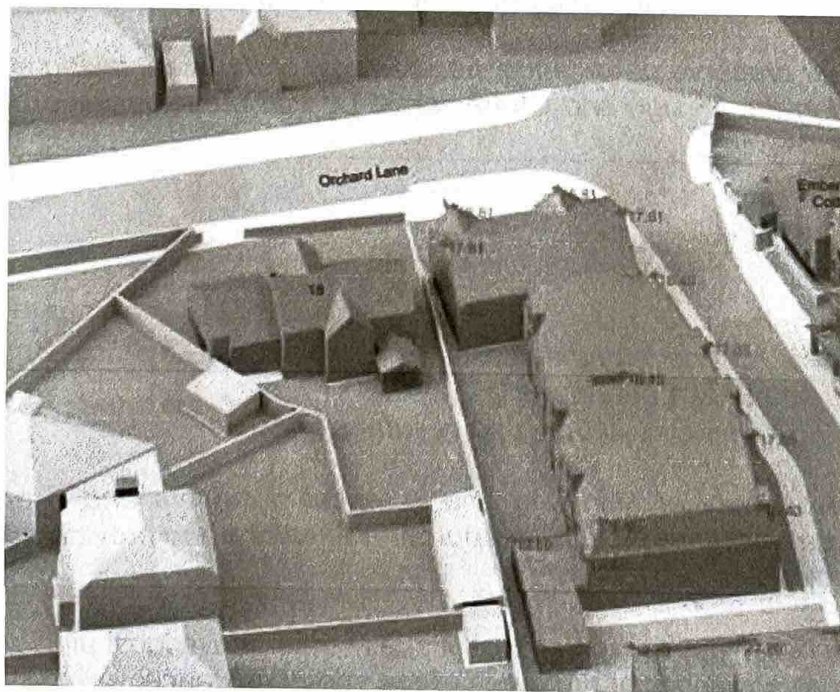
Following a review of the application proposal against the above local plan policies, we are of the opinion there are a number of breaches of the above guidance.

Firstly, there are serious concerns in relation to the impact on our clients' privacy at No. 18. Building C in the application proposal would run alongside our client's rear garden, with main habitable room windows looking directly into their only amenity area. Although the rear element of building C is set slightly back from the boundary, all windows on this elevation would have a direct view into the garden at No. 18. This would have a severe and detrimental impact on the way our client's use and enjoy their garden. We therefore consider that the proposed development would be in breach of the above guidelines.

Considering the scale and location of the proposed development in relation to our client's property, we are of the opinion that the proposed development would not harmonise with the scale of the neighbouring properties and existing street scene. Given the proximity of a three-storey building to the side elevation of the neighbouring property, it can clearly be seen the proposed dwelling would appear dominant and would therefore undermine the built environment in which it is located.

The loss of outlook and increased sense of enclosure from 18 Orchard Lane as a result of the proposed development would also impact the living conditions of our client. The need to maintain a reasonable outlook for neighbouring properties should be carefully considered. Generally, developments which have an overbearing visual impact when viewed from within a neighbouring building or its amenity space should be considered unacceptable.

We have reviewed the daylight and sunlight assessment submitted alongside the application and can see that the results show the proposed dwelling would breach the BRE guidelines in relation to the side conservatory window at our client's property, though would be fully compliant in relation to the main habitable room windows.



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We are of the opinion that the image above shows the dominating presence of the development in relation to our client's property, and is a good visual representation of the impact on our client's privacy as the proposed windows on building C can be seen overlooking our client's garden.

Other Material Considerations

Our clients would like the distance between the proposed development and the side elevation of No. 18 confirmed. As per the pre-app feedback (2020/2269), two storey developments should be further than 15m from the nearest habitable room windows.

We have also reviewed the internal light assessment provided by Consil that details the light availability within the proposed units in relation to the BRE Guidelines. We can see that a number of the proposed rooms at the ground floor in proposed building A would not meet the daylight provision recommendations. This suggests that a reconfiguration of the units and/or a reduction in the number of the units proposed could be necessary to improve the daylight in these units.

Conclusion

In light of the above, we are of the opinion that the application proposal does not comprise an acceptable form of development with reference to the issues highlighted above and could be reasonably amended to overcome these issues.

Please acknowledge receipt of this letter and should you wish to discuss any aspect please do not hesitate to contact me. I look forward to hearing from you shortly.

Yours sincerely,



Alice Cook BA (Hons)
Planning Consultant

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