


Dear Elmbridge Planning/Jack,

I wish to object to the plans for the Molesey Venture Site 2022/3525 in relation to the '45 degree rule'. Specifically with regards to our property 18 Orchard Lane and the proposed block C.

The Elmbridge Design and Character Supplementary Planning Document April 2012 cites a useful tool to assess the effect on a neighbours' amenity in terms of an acceptable relationship between buildings. New single storey developments should be positioned further than 8 metres from the existing dwelling and two storey elements further than 15 metres when located within a 90 degree arc from the edges of the main windows to habitable rooms.

With regards to block C, on the plans it is positioned 6.9 metres from our boundary and is three storeys (two, with a mansard full height roof conversion). Using a protractor with the supplied plans we measured block C to only be 12.5 metres from our conservatory window and one of block C's main windows, which is clearly under the 15 metre rule and arguably as it is three storeys it should be more. Please see below documents to illustrate.

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From Elmbridge Design and Character Supplementary Planning Document April 2012

5.60 A useful tool to assess the effect of new development on neighbours' amenity and to influence the siting of new buildings is to apply the '45 degree rule' as depicted below (Figure 5.6). This illustrates an acceptable relationship between buildings, with new single storey development positioned further than 8 metres from the existing dwelling and the two storey element further than 15 metres when located within a 90 degree arc from the edges of main windows to habitable rooms.

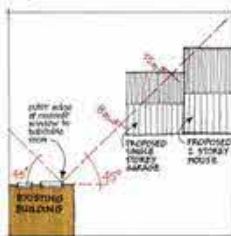

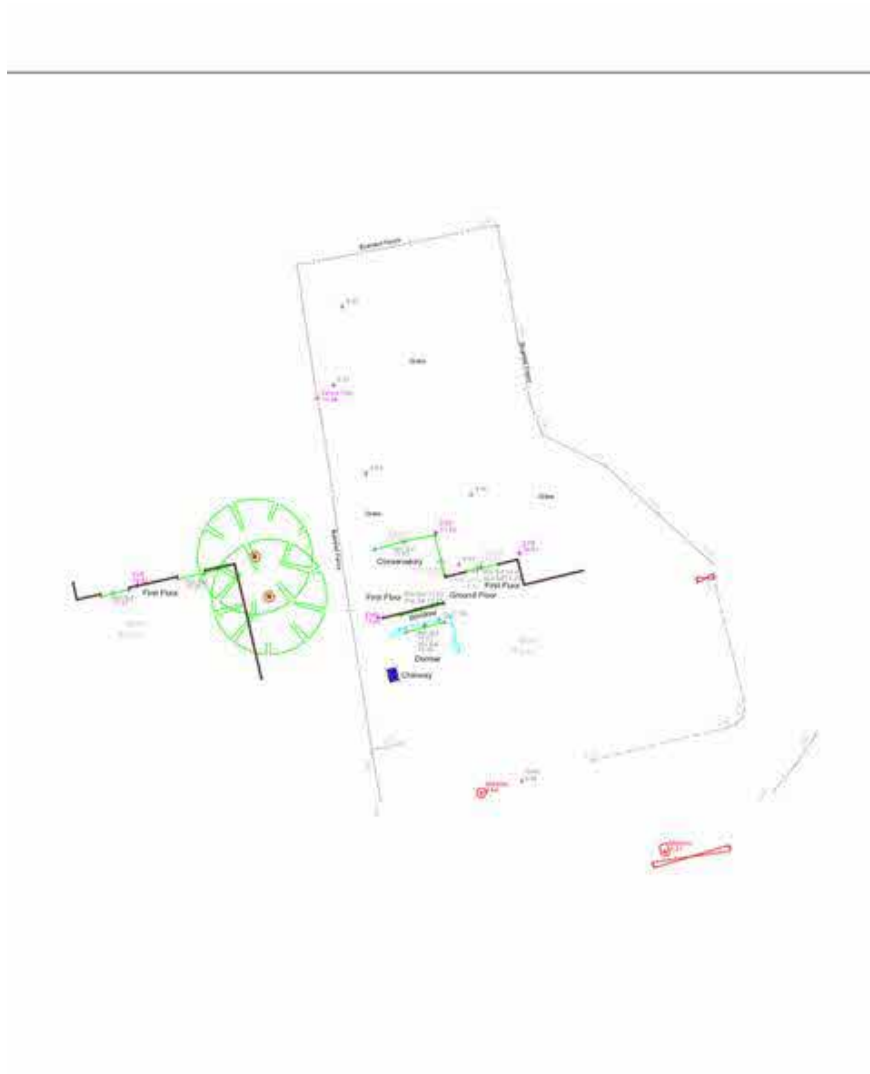


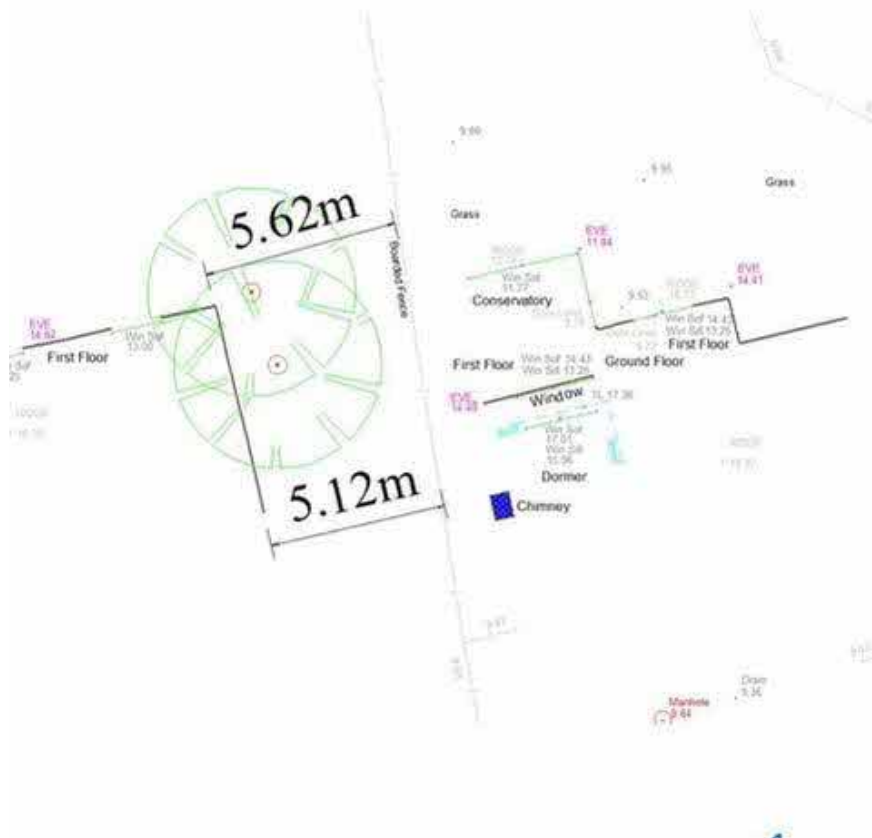
Figure 5.6 The 45 degree rule



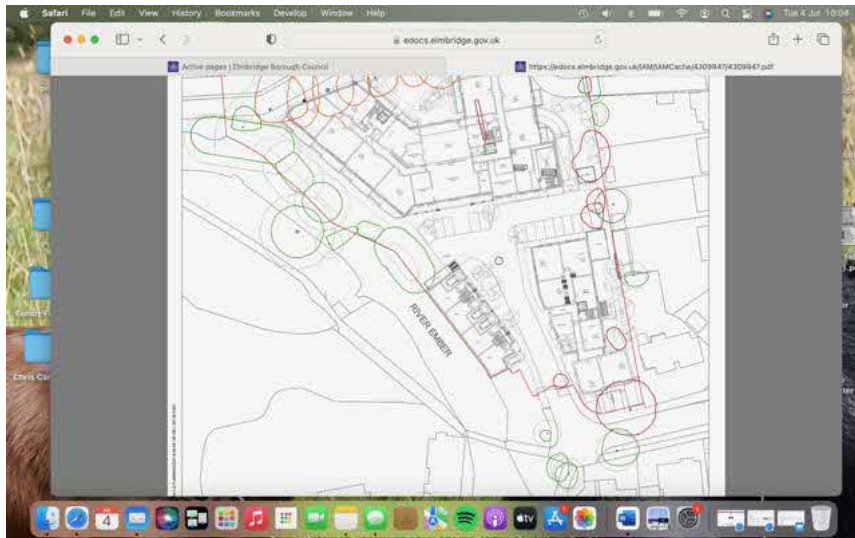
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This has even further impact when you appreciate out house, 18 Orchard Lane, is not set squarely on its plot and so faces slightly towards the site and will actually face towards this proposed building. Please see a garden design survey carried out by Clive Holloway of CH Surveys Ltd. below.





Currently, the front of Rivercroft, which the developer wants to retain as part of block C, is not set squarely on its plot so the potential new build will be 1.1 metres from our boundary at its closest point. However, the mass of building C behind is set parallel to our boundary when you view the plans. It would start at 6.9 metres but would be even closer towards the bottom of our plot because our boundary is not straight. Please see below plans taken from the planning portal: Superseded Documents, KRS – NPPF Floor Risk Assessment for Lifestyle Residences, in appendices.



The only measurements given on the plans are 1.1 metres for the front wall of what is currently Rivercroft and then 6.9 metres for remainder of block C. This is not a clear picture, and I think it needs further investigation with measurements provided all along the whole length of our boundary. It would appear only basic measurements have been supplied to perhaps draw attention away from these issues.

Furthermore, see below a photos of our boundary as it stands and another showing the impression of the impact of block C on our amenity.



Kind regards,

Chris and Sally Hunt

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