

Dear Sir/Madam

*Application Number 20/00462/FUL. The Lincoln, New Road, Terling, CM3 2PN*

We live at White Gables the neighbouring property to the Lincoln. Having read the committee report we wish to object to the recommendation for the proposed development to go ahead.

We feel the site description is misleading, the plot is indeed extensive in terms of area. However, the plot is an unusual shape and only wide at the very front of the site. The plot narrows significantly as it continues away from the road.

We would also contest the view that relatively narrow plots typify the character of New Road. Most houses on the north side of the road are aligned parallel to the road and have generous gardens. There is also a mixture of 2-4 bed houses along the north side of the road, with several bungalows or bungalow conversions in an identical style to The Lincoln.

No other properties along the street have plots as narrow as those suggested for these two new houses, especially taking into consideration the size of the houses. Indeed, other houses planning applications have been turned down for creating such a terracing effect.

No other house on the street, with a dog-leg garden has another house in such close proximity to their rear boundary, as plot 2 would be to White Gables. The report states that "this area appears very much as additional land, as opposed to being residential curtilage of the property". However, this area is where our children's play equipment is located, and the report concedes that this area will be overlooked by plot 2. If the planning officer had been to visit our garden, he would realise that our property will be significantly overlooked by both proposed properties, due to the shape of our garden and how that relates to the angle of the road, indeed our neighbours at Meriden had invited him to see the impact the proposed development would have, and whilst he was there we intended to request he view our property at the same time. We bought our house due to the large family garden it provides and use all of our garden, not just our patio and we would question how this conclusion has been reached.

Additionally, in coming to its conclusion, the report also cites the following points which cause us concern:

- "There are also other rooms on the ground floor which would be affected" yet no further comment is made on whether the extent of the impact has been considered
- "One of a number of windows which the room enjoys, as on the front part of the gable there are a further two windows" – This is factually inaccurate as the two first floor windows on the front gable serve two separate rooms
- "White Gables is at a slightly higher level than the site, so any impacts would be reduced" – However, from the plans, the roof line of plot 2 appears higher than that of White Gables and this proposed new property is significantly closer than the existing bungalow. We feel this will have a significant impact which has not been considered specifically.

We would therefore argue that there is a significant detrimental impact on the amenity of our house, by virtue of overshadowing, overbearing and loss of privacy.

Thank you,

Helen Notman & Neil Surman