

Ms Jan Willett
10 Alienor Avenue,
Gt Bardfield,
Essex,
CM7 4RT

Planning Application:

Ref: 20/01415/FUL | Conversion of existing outbuilding to form 1 x 2 bed roomed dwellinghouse | 8 Alienor Avenue Great Bardfield Essex CM7 4RT.

Dear Planning Committee,

I would very much like to counter argue both letters recommending that the above application is refused.

Firstly; via a letter from Kate Fox (an internal Memo to Parish Council members. Recommending refusal of the application).

Secondly a Letter (also from Ms Fox) in her formal capacity as Parish Clerk on behalf of Gt Bardfield Parish Council, also recommending refusal.

I would like to counter the arguments raised in these letters in regard of the approval Planning Application 12/00102/FUL (Erection of 1 no. 4 bedroom detached dwelling and attached garage, Land Adjacent 2 Alienor Avenue Great Bardfield Braintree Essex CM7 4RT - actually the land was annexed from the original dwelling and then planning permission was granted with S 106, Thurs 09 Aug 2012): Surely this sets a precedence for any similar applications on Alienor Avenue? Or we could go further back to Homeleigh, built in the garden of 28 Bendlowes Road?

There are very few houses on this estate that, have the space to the side of them that number 8 has in abundance, and therefore - in my opinion - do not set any presence. Number 8 has always had a Gable end facing us at number 10. As we have a Gable end facing number 8 and this position has not been altered or obscured. I am unsure why this has been commented upon in Ms. Fox's letters.

The Dwelling that permission is being sought for (converting to a dwelling), simply replaces the original utility block and an asbestos garage, whose line and height is in keeping with the utility block on the opposite end of the block, along with number 6 and our own utility block here at number 10. The building is already there with planning permission for other purposes. It is purely a change of use being requested. This also brings me to Ms. Fox's argument about the loss of spaciousness, the Proposed dwelling

- from a street level view - takes less space than any previous building and is considerably more aesthetic; I think enhancing the harmony of Alienor Avenue with its utilitarian architecture.

The remainder of the proposed dwelling is barely noticeable from our back garden and seeing we are the main area affected, I am struggling to see how the parish council can object to a view that we do not and protest on our behalf without any consultation?

It must be obvious to the committee, that an unfinished building in black plastic sheeting, is in essence an eyesore in itself, ruining the 'Harmony' of the entire estate in general.

As I live next to this building, I would rather see it completed and rented by local people, allowing them to stay in the village they grew up in. This - I believe? -is the sole intention of the developer? This planning application must surely be considered as an asset to the community as a whole; the builder concerned already rents properties to local residents, allowing them to stay in the area without moving away from loved ones and support.

The erection of 30 dwellings behind my residence (with possible further permission for another 200 dwellings), makes any recommendations of refusal of this application seems at the very least: ill considered?

Although it could also be argued that recommendation for refusal is - in essence - the very worst kind of N.I.M.B.Y-sium.

Too sum up: Currently I am living next to an eyesore which: if approved? could actually, be seen as a much-needed economical asset for the community at large. I would therefore strongly urge the committee to approve this application.

Yours Sincerely.

Jan C. Willett