



# *North Cray Residents Association*

[www.northcrayresidents](http://www.northcrayresidents)

TO: Mrs Claire Collins

DATE: 11 April 2018

## **Ref 18/00516/FUL 67 Gattons Way: Side extension, porch and garage (Revised)**

Usually, we do not comment on planning applications for house extensions unless what is being proposed is of concern to the immediate neighbours and, as members of our Association, they have sought our support. This application is such a case.

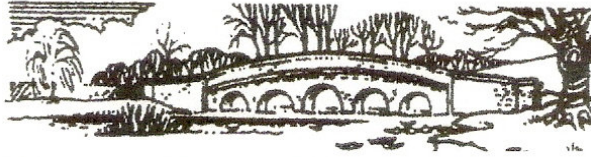
Although we did not submit any views in the case of the previous application (Ref 17/01187/FUL), we were very pleased when you refused planning permission, and we also welcomed the Inspector's dismissal of the Appeal.

We have examined the applicant's revised proposal and would ask you to please take into account our strong Objection to it. Our reasons are given below.

1. The Inspector's view that the side extension proposed in 2017, "by reason of its size and location, would appear so overbearing as to cause harm to the living conditions of the occupiers of No. 40 Parsonage Lane" (para 9), has not been overcome by the changes currently being proposed.
2. In fact, we can see that these changes would have an even greater harmful impact on the immediate neighbour than before as the extension is now extends even further into the applicant's rear garden. Harm such as loss of light and sunshine (the latter especially lost to the neighbouring house in morning as the sun rises east of the application site) as a result of the extension casting a shadow over much of that neighbour's rear garden.
3. The size of the rear garden of No. 67 is quite small. Would not an extension of this size exceed the max. loss of a garden area by new building allowed under planning regulations?
3. Its size would be overbearing, too, as regards the street scene in Gattons Way, impacting harmfully on the character of this small estate.

Yours sincerely

Jean Gammons  
Hon. Secretary



# *North Cray Residents Association*

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TO: Mrs Claire Collins

DATE: 12 April 2018

**Ref 18/00516/FUL 67 Gattons Way: Side extension, porch and garage (Revised)**

Dear Mrs Collins

I wonder whether I might take up a few more moments of your time to expand on the points made in our letter of Objection sent to you yesterday about the scale and location of the proposed extension:-

It seems from the plans that the proposed development actually extends to the rear of the property to such an extent that it reaches the front building line of the neighbouring properties in Parsonage Lane. This would not only block all natural light between 67 Gattons Way and 40 Parsonage Lane but would be a massive over-development - which, together with the existing garden shed, would take up the majority of No. 67's rear garden.

All the applicant seems to have done in his revised application is to take the failed side extension plan from 2017 and re-site it at the rear of the property - creating an even greater eye-sore and greater distress to the adjacent residents in Parsonage Lane than the hideous block wall he built last year after illegally felling trees on the council's strip of land at the rear of his property, thus destroying the greenery that once screened his property from the viewpoint of Parsonage Lane. I attach a photo to show you what we mean.

Regarding the wall itself, we remain of the view that this is an unsafe structure.

Yours sincerely

Jean Gammons  
Secretary

