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[REDACTED] R & K Wood Planning [REDACTED]
Sent: 28 March 2019 13:51
To: Colin Godfrey
Subject: RE: 19NP0019 Lodge 21

Dear Colin

I write further to the above and the representation received from the near neighbour of lodge 21 and their objection to the proposal based on the potential impact on their residential amenity. I have now had the opportunity to visit the site again and review in more detail the content of the neighbours objection and I am now able to respond as follows.

In relation to the impact of the development of the chalet upon the near neighbour, I think any assessment of amenity impact, has to be undertaken in the context of the planning history of the site and the fact that a lodge has always been consented on this site. In this respect, the presence of a lodge and windows serving that lodge adjacent to the residential property is clearly established and has been deemed to be acceptable previously. In this respect, we do not consider that the presence of the lodge in principle can be considered as unacceptable in relation to its impact on residential amenity. It is therefore necessary to consider what impacts the new re-sited lodge proposals have upon residential amenity, over and above any which were present compared to what was previously consented.

In this respect, we cannot identify that the lodge building itself, does generate any new issues of adverse amenity impacts. The position of the nearest elevation and the location of windows within this remains consistent with that previously approved and in this respect it is not considered that the lodge itself is unacceptable. We can identify that the only differentiating factor in terms of the potential impact on amenity is in relation to the presence of the external decking which is now orientated on the west side of the lodge rather than on the north as originally approved. In this respect, the proximity of the external decking area to the neighbouring residential dwelling has changed. Having said this, it is clearly the case that the objectors garden is open in nature is unscreened and entirely visible to all the other lodges in the area and also indeed the commercial premises at The Coach House to which it directly abuts. The impact on privacy arising from this development therefore also has to be considered in this context and a number of other lodges already have unencumbered views from their decking over this area.

We can identify therefore that the only issue in this proposal is the closer proximity of the decking which is proposed for lodge 21. We do not consider that there would in fact be any material change in the privacy standards which the objector would enjoy, but do acknowledge however that there is potential for closer views of the nearby residential garden to be achieved. The view created can be seen in the attached photograph. In order to address this satisfactorily we therefore now propose a simple solution of a screen fence being installed on the south edge of the external decking area, as seen in the photograph, which will extend along the full length of the decking boundary closest to the objectors residential garden. This would be finished in larch shiplap boarding of a style consistent with the lodge and this screen fence would ensure that no one on the deck area would have direct views south over the neighbouring residential property.

The view available in the photo will be removed. This would have the effect of both preventing anyone on the deck directly looking down onto the neighbouring garden from this external area and would also prevent views from the garden of people using the deck area. Although there is another small section of deck edge with an open southern aspect close to the front of the site, this element is not considered to be as significant and will not afford the direct views in close proximity to the neighbouring garden that may be present from the closer parts of the deck. It is not therefore proposed to introduce a screen fence on this area. The impacts of use of this smaller part of the decking towards the front of the site are considered to not be materially different to that previously consented on site or present on other nearby lodges. We consider that this represents a sensible and proportionate solution in response to the neighbours objection and to confirm this, we formally submit revised plans for the lodge which shows this detail in place. We would invite a condition as part of any approval for the lodge to require the installation and maintenance in perpetuity of this screen fence in order to safeguard amenity standards. I trust that this is an acceptable solution that addresses any concerns that you may have and trust if you do wish to discuss the matter further you will not hesitate to contact me.

In tandem with this, I can confirm that we are continuing to progress work in relation to the separate matter of water supply to the lodge and we will provide further information on this in due course. I would again highlight that the raising of an objection at this stage by public protection is slightly difficult to understand given that they have addressed this matter consistently through the use of a condition, in all the other recent lodge permissions. We are not therefore clear why this matter should be the subject of an objection at this stage, as there has been no material change on site. Nevertheless, I can confirm that we will shortly be able to provide you with further information to demonstrate that all of the lodges are actually served by a separate independent spring water supply to that which serves the hotel and annex building. Evidence of this on site has recently been established and we are in the process of getting this mapped and independently confirmed. In conjunction with this we will also provide you with a hydrological assessment in relation to the water delivery that this spring provides in order to demonstrate that it has sufficient capacity to serve this single extra lodge. We will be in touch again as soon as possible with this additional information. I thank you for your help in this matter and trust you will contact me should you wish to discuss anything further.

Kind regards

Robin Wood

[REDACTED]