

Residence response

24/00846/OUT Comments:

2 objections, 3 neutral comments, 1 support comment

Neighbour Objections/Queries for information/response:

- Property to the rear will invade the privacy including gardens and rear of the property

Within the Hinckley & Bosworth 2020 publication 'The Good Design Guide', it recommends that the minimum distance between any principal window of a habitable room and the blank side of a neighbouring building should not be less than 8m where the building is a single storey building. The approximate distance from the closest adjacent neighbour's window to the single-storey building is approximately 10m away. In addition, there will be a 2m boundary fence between the existing and proposed new properties and therefore the outlook from the existing property will not be adversely affected to any a greater extent than the privacy between the existing neighbor's principal windows and their garden spaces.

- Concerns about drainage as surrounding properties are considerably lower than the proposed properties

As part of the overall development, it will be expected that there will be an entirely new drainage system installed to deal with the new properties surface water run-off and foul wastewater. Each system to be connect directly into the existing mains system running along Station Road. Further, currently the site is an entirely concrete site, where surface water runoff finds its own route offsite onto the neighbouring properties, on the new proposed developed the concrete will be entirely removed and replaced with a large percentage of vegetation, earth and porous shared surfaces, therefore allowing any excess surface water to drain into the site itself without finding its way onto neighbouring properties.

- Concerns about privacy, security and right to light of the residents on Lucas Way

As with the single storey plot and the adjacencies to the neighbouring principal windows the same applies to the two sets of semi-detached properties, as set out in the Hinckley & Bosworth 2020 publication 'The Good Design Guide'. The minimum required distance between any principle habitable window and the blank side of the adjacent building is 14m. The proposed scheme is expected not to have any windows on the side facing the property along Lucas Way. If it does then it will be obscured glazing.

- **Concerns that the proposed houses are not built directly onto the retaining wall so as to cast the gardens into constant shade, or structurally compromise the retaining wall. I hope that this fence is not removed as it adds to the privacy and security of the properties on Lucas Way**

The single storey property to the rear will be setback from the adjacent boundary retaining wall and during the detail design phase a structural engineer will be engaged to determine the suitable foundation type and arrangement to not adversely affect any nearby features or structures.

The eaves height will be approximately 2.3m high and the roof slope facing the gardens can be pitched to minimize the amount of shading in this area. As the property is set back from the fence line it's not likely to be much higher than the height of the new 2m fence line running along the boundary.

- **Regarding the retaining wall, I was told when I purchased the property that this is the responsibility of the garage for maintenance etc., as is the fence on top of it. Will this responsibility be passed onto the owner of the house at the far end (I note it states a bungalow), if not, then who?**

It's expected that if any property is sold off to any new owners, then any existing ownership rights would be passed onto the any new associated owners.

- **There are already existing problems with parking on Station Road, at the top of Equity Road and at the top of Lucas Way, where visibility can sometime be compromised. It is my hope that dedicated parking places can be considered when planning for these new properties, so that there is adequate parking for all residents, ensuring the safety of this road.**

Yes, it is planned to provide each property with the standard two offroad parking spaces per property within the existing boundary lines, thereby not impacting the neighboring parking provision in the locality in any way.

- **Issue of disruption, and safety living next to a building site, especially one where there may have dangers associated with contaminants from a garage/petrol station and car wash.**

As with any new building work there is likely to be some disruption or noise associated with demolition and construction of this type, however every effort will be made to mitigate any adverse effects that redevelopment will incur. For instance, the site is expected to be securely managed with security and fencing to prevent any unauthorized access to the site out of hours, the operational times the site is working is expected to be within normal daily working hours, the actual times to be confirmed later. Dust and noise will be kept to a minimum where wheel and road cleaning will be utilized if required. The times when heavy machinery and delivery vehicles are required will be set at regular intervals so as not to cause any detrimental effect. It is also expected that any contaminated land will be removed and disposed offsite and replaced with suitable construction materials or earth as associated with the landscape scheme.

- Interested to know what the intention is for number 104

The existing residential property at number 104 is expected to be maintained as is. It is possible to provide some minor improvements to the building's fabric by making good any items that require cosmetic improvements the extents are to be determined later.

- The ground is definitely contaminated as I currently have oil leaking into the bottom of my garden through/under the wall, being carried by the spring that pushes water up through the ground in the surrounding area along the wall. This spring is known about, and generates a consistent amount of water which normally runs off through the gardens. I note that there is a statement about contamination, what work will that entail and will/how will that affect me? How will ground water and drainage be dealt with, and is the spring documented and will foundations and other below-surface infrastructure affect it?

Subject to further investigation any contaminated material will be removed from the site and replaced with new building material or earth to make good any issues that have arisen during the existing garage use. The exact nature and how each part of this question can be answered will be dealt with at a later stage after various specialist consultants have been consulted to determine the best solution for each issue and for all concerned.