

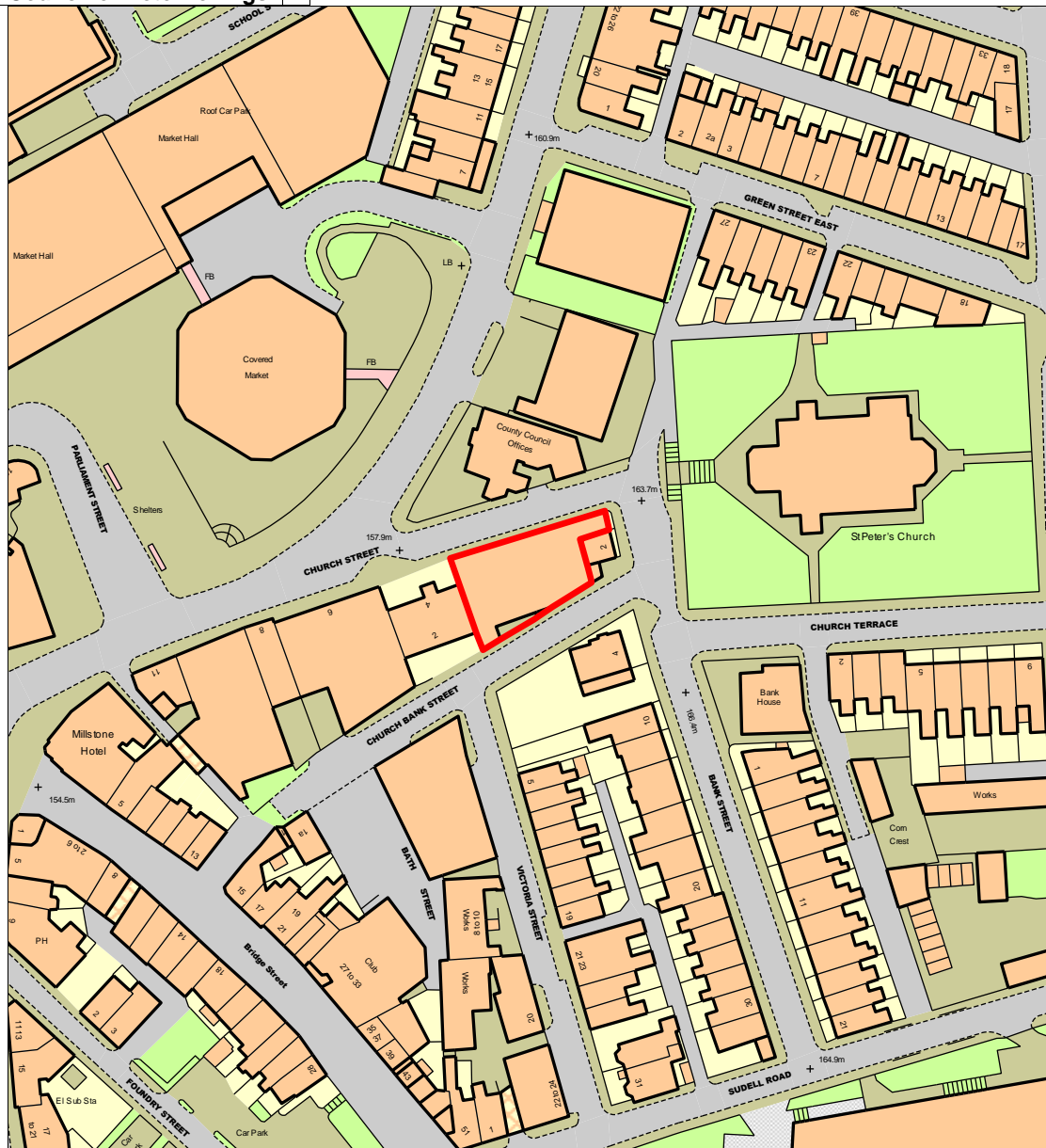
Proposed development: Full Planning Application for development of vacant site for a 4-storey hotel with 34 rooms, 17 parking spaces, a breakfast room/bar & spa, creation of new vehicular access in Church Bank Street & on street loading bay in Bank Street

Site address: Former site of Frankies Bar, Church Street , Darwen , BB3 2RE

Applicant: Cyberbase Limited

Ward: Sunnyhurst

Councillor Dave Smith	
Councillor Brian Taylor	
Councillor Pete Hollings	



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – Subject to condition.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 The main issues that are fundamental in the assessment of this proposal are:

- Principle of the development.
- Amenity of prospective occupants and neighbours of the development.
- Design and Heritage.
- Highways

2.2 The application site is currently vacant bounded by hoardings, and in assessing the planning balance of the proposed development, it is considered that the redevelopment of the site would help reinstate the urban grain of the immediate surrounding area, thereby complimenting the setting of the adjacent listed St Peter's Church, and the character and appearance of the Darwen Town Centre Conservation Area.

2.3 The principle of the proposal is considered acceptable in this location, in accordance with the targeted growth strategies advocated in the Core Strategy (CS) and Local Plan Part 2 (LPP2). The site is considered satisfactory from a technical point of view, with all issues having been addressed through the application, or capable of being controlled or mitigated through planning conditions/reserved matters submission.

3.0 RATIONALE

3.1 Site and Surroundings

The application site relates to the former Darwen Central Club on Church Street which is located centrally within Darwen Town Centre, as identified in the LPP2. It is within a mixed commercial/ residential area being bound by commercial properties to the north and west, St Peters Church to the east and dwelling to the south.

3.2 The site itself is now vacant, with the former building on site being demolished. Hardcore from the demolition has been used to level the ground and a hoarding envelopes the site for security reasons.

3.3 Proposed Development

Full planning consent is sought for a 34 bedroom hotel and Spa facility. The building will occupy the whole site and due to land level changes will be part 2 storey to the higher land level and 4 storey to the lower.

3.4 The building will be constructed of stone, slate with contrasting panels of zinc and rock faced stone. A mansard roof is proposed with several

zinc clad dormers enabling accommodation to be provided within the roof void. 16 parking spaces are shown within a subterranean car park, accessed from the rear of the property on Church Bank Street. Servicing will be on street, taking place outside of peak periods.

3.4 Development Plan

The Development Plan comprises the Core Strategy and adopted Local Plan Part 2 – Site Allocations and Development Management Policies. In determining the current proposal the following are considered to be the most relevant policies:

Core Strategy (CS) (January 2011):

- CS1 – A Targeted Strategy.
- CS16 – Form and Design of New Development.
- CS17 – Built and Cultural Heritage.

Local Plan Part 2 (LPP2) (December 2015):

- Policy 1 – The Urban Boundary.
- Policy 8 – Development and People.
- Policy 10 – Accessibility and Transport.
- Policy 11 – Design.
- Policy 26 – Town Centres A Framework for Development.
- Policy 39 – Heritage.

3.5 Other Material Planning Considerations

National Planning Policy Framework

3.6 Assessment

The main issues pertinent in the assessment of this proposal are:

- Principle of the development.
- Amenity of prospective occupants and neighbours of the development.
- Design and Heritage.
- Highways.

3.7 Principle of Development

The site is located within the Inner Urban Area of Darwen and Darwen Town Centre, having no specific designation in LPP2. Policy 1 of LPP2 and CS1 of the Core Strategy are of relevance and state that the urban area is the preferred location for new development.

- 3.8 Policy 26 states that within the Town Centre, planning permission will be granted for development involving main town centre uses. The LPP2 Glossary identifies a Hotel as a Main Town Centre use. Furthermore, Criteria ii) of Policy 26 seeks to expand the role of Town Centres by focussing new commercial development, including the provision of hotel accommodation, to such areas. On this basis it is considered that a hotel is an appropriate use for this Town Centre site and the principle of development is supported, in accordance with CS1, 1 and 26 of the Development Plan.

3.9 Amenity

Policy 8 of LPP2 supports new development where it can be demonstrated that it would secure a satisfactory level of amenity for surrounding uses and for occupants of the development itself. This could relate to the physical presence of the proposal and potential impacts by way of dominance, loss of light, and overshadowing or disturbance by activity associated with the development or adjacent land uses.

- 3.10 Objection has been received from a local resident with regards to proximity of the proposed building including overshadowing and overlooking of major habitable rooms, garden ground, as well as noise/ disturbance additional traffic and plant/ extraction equipment associated with the hotel use.
- 3.11 The hotel would be located within a mixed use area, being physically attached to a commercial property to the west, offices to the north, church to the east and a dwelling (4 Bank Street) to the south.
- 3.12 4 Bank Street is in residential occupation and is a 3 storey building which has a side on gable relationship to the application site. Habitable room windows within the gable oppose bedroom windows within the southern elevation of the hotel building proposed. Separation distance between this dwelling and the hotel would be approximately 11m. The proposal has been designed to recreate the size of the former building on the site, with regards to building footprint, eaves and ridge heights. Architectural drawings submitted with the application demonstrate scale of the proposal relative to the former Darwen Central Club. It is considered that the scale of development proposed will result in a similar relationship to 4 Bank Street as that of the demolished building, and would not therefore impinge on the amenity of this neighbour to any greater extent. The main difference between the former structure and proposed building is the mansard roof form, which is steeper than the previous pitched roof design. This would act to make the proposed roof form appear more prominent when viewed from habitable room windows of 4 Bank Street, though is not considered sufficient to warrant refusal of the proposal.
- 3.13 It is considered that there would be overlooking from bedroom windows of the hotel to habitable room windows within the gable of 4 Bank Street. In this circumstance it is appropriate to ensure this privacy concern is mitigated through appropriate use of obscure glazing within the proposal. This can be controlled by condition. Windows have also been angled to avoid overlooking, though this does encourage overlooking of garden ground. Notwithstanding this, the nature of overlooking from a hotel room is of a more passive infrequent nature, the garden is also enveloped by a high wall and tree planting which will act to obscure overlooking.

- 3.14 The commercial nature, as well as design of the proposal reflecting the proportionality of the former building is considered sufficient to ensure an acceptable relationship of the proposal to other neighbours of the application site. Concern has been raised with regards to vehicle noise from the proposed car park to treatment rooms within the attached health clinic. This type of disturbance is not considered to be significant given that the car park will be enclosed within the structure of the hotel.
- 3.15 It is noted that the proposed floor plans do not provide for a Kitchen. The applicant has confirmed that the Breakfast Room will operate more as a café serving reheated food only eg. Panini, soup, with no open flame cooking. The heating equipment will be located within the Breakfast Room without the need for a separate kitchen. The risk of loss of amenity from any catering activity is therefore low. Indeed the Head of Public Protection has no objection to the proposal on such grounds. Plant will be enclosed within the roof top plant room, this will need to be ventilated as confirmed by the applicant. A condition is suggested to ensure appropriate mitigation of any noise disturbance.
- 3.16 Due to the proposal being located within the Town Centre, the Head of Public Protection has requested a noise assessment which will inform appropriate mitigation for occupants of the hotel. Given the more transient nature of people using the proposal, this request for acoustic assessment is considered onerous.
- 3.17 It is inevitable that there will be some disruption for occupants of adjacent premises during the construction period. This disruption however is temporary, for duration of the build and is therefore acceptable. Conditions can be imposed to reduce this disruption for neighbours and construction hour's restriction, wheel wash facility and dust suppression controls are recommended.
- 3.18 **Design and Heritage**
The application site is located within the Darwen Town Centre Conservation Area and is within the shadows of St Peters Church to the east, which is a Grade II* Listed Building. Policies 11 and 39 are of relevance to this assessment. Policy 11 requires all new development to present a good standard of design which demonstrates an understanding of the wider character and makes a positive contribution to the local area. Policy 39 requires new development to sustain or enhance the significance of the asset, substantial harm from development within the setting of an asset will only be permitted in very exceptional circumstances.
- 3.19 The planning application is supported by a comprehensive heritage statement, the applicant has provided visuals of the development to illustrate external appearance of the development within the conservation area/ listed building setting.

- 3.20 The proposal seeks consent for a part 2/ part 4 storey Hotel building and footprint fully develops the site to back of footpath. The design of the building has the classical components of a plinth, a main body and a projecting cornice with a mansard style roof and dormers. The building is intended to be contemporary in style but respects the vertical proportions and details of the nineteenth century townscape. The principal elevation on Church Street has regular series of full height vertical recessed glazed panels and dormers which echo the proportions of the previous building and other buildings in the area, the Church Bank elevation has deeply recessed panels of zinc with high level windows and canted windows facing west. The cornice eaves line is at the same height as the former building on the site and the roof pitches at 55 degrees to a ridge and topped by a flat roof section with plant above projecting 0.8metres. The scale and massing of the building has sought to match the previous building other than the roof which has a steeper pitch to accommodate rooms in the roof. The building will be clad in natural stone and slate with elements of zinc which are appropriate to the area.
- 3.21 In general terms the overall design and massing of the building would respect the character of the Conservation Area and would enhance the area by bringing a gap site back into use. There is some reservation as to the proposed roof form which is not prevalent in the area and in particular the impact of the projecting plant on views to and from the Conservation area. Darwen has a varied sky line, dual pitch roofs generally dominate though there are a number of tower features with flat topped sections. The heritage statement points to a number of different roof styles in the conservation area and the proposed roof form has to be balanced against the benefits of bringing the site back into use.
- 3.22 A key consideration is the impact of proposal on the setting of the St Peters Church. The church is sited as a key focal building on high ground in the conservation area and is framed in some views by the buildings on both side of Church Street and Church Bank Street. The building will occupy the same footprint as the previous building and as such will perform a similar framing of the view to the church, as demonstrated by the submitted visuals.
- 3.23 It is considered that the proposal would provide for the regeneration of a prominent vacant site within Darwen Town Centre and would enhance the setting of the Conservation Area and Listed Building. On this basis design and visual appearance of the development is considered to accord with Policies 11 and 39 of LPP2.
- 3.24 Highways
Policy 10 of LPP2 supports new development which provides for appropriate parking, access and servicing arrangements to ensure safe, efficient and convenient movement of all highway users. Objection has been received in relation to lack of car parking and

displacement of cars to private business car parks, reference is made to the possibility of up to 30 staff plus equating to an ongoing demand of 64 vehicles plus visitors, as well as associated increased congestion problems on Victoria Street/ Church Bank Street.

- 3.25 The revised parking layout provides for 16 parking spaces within a car park beneath the hotel building. Vehicular access to the car park will be via an entrance off Church Bank Street. The original submission provided for a service layby, though this has subsequently been removed and service vehicles will use the single yellow line on Church Street, as per other retail properties on Church Street, outside of peak times.
- 3.26 The adopted parking standard for a Hotel is 1 space per bedroom, equating to a requirement of 34 spaces for the proposal. Notwithstanding this, it is considered that the development is located within a highly sustainable location being adjacent to train and bus terminus. This provides sufficient justification to support a reduced parking allowance, indeed the Highway officer has no objection to the 16 spaces proposed on such grounds. A Hotel is classified as a C1 land use, enabling a change of use to occur to either a state funded school or registered nursery without planning consent. Given the acceptance of a reduced parking standard it is appropriate to impose a land use restriction on the development for use as a hotel only. This will enable planning assessment of any future alternative use of the building.
- 3.27 The Highway officer has raised concern to the parking layout, referring to a lack of manoeuvrability. This is based on a requirement of a 6m reversing area to the rear of parking bays. Notwithstanding this, the applicant has provided vehicle tracking of all parking bays, which demonstrates that spaces can be accessed and ensures exit from the site in forward gear. Whilst it is recognised that the parking layout is not consistent with highway requirements, the 6m requirement is not adopted Policy. The applicant has demonstrated an alternative layout which provides for a safe means of manoeuvrability and is therefore supported. Visibility when exiting the vehicular entrance to the car park is reported to be slightly compromised by the building footprint, though this would not alter visibility of vehicles or highway safety significantly.
- 3.28 The development will result in additional vehicles accessing the site (via Church Street or one way system of Victoria Street/ Church Bank Street) placing a greater pressure on the network. The level of activity associated with the development is not considered to be high and existing infrastructure is considered to be able to support the additional pressure. Indeed the Highway officer has not raised this as a matter of concern.
- 3.29 The designated service layby has been removed from the proposal amid safety concerns raised by the Highway officer. Instead, servicing

has been confirmed to be outside of peak times via single yellow lines on Church street. This is as per existing servicing arrangement for other commercial premises on Church Street and the Town Centre, the former Darwen Central Club was also serviced in this fashion. Servicing of the Hotel is therefore considered acceptable, the Highway officer has no objection with regards to servicing. The service layby is detailed on submitted drawings, it is therefore suggested that a condition is imposed removing this from the development.

3.30 Other Matters

The attached business has raised concern with regards to damage to the party wall as a result of demolition works, seeking assurance about further works on site and further damage. Members should note that this is a civil matter and responsibility for damage caused as a direct result of demolition/ construction lies with the developer/ land owner.

3.31 Submitted floor plans indicate provision of an internal dedicated bin store area. This is considered sufficient provision for the proposal in accordance with comment from Environment, Housing and Neighbourhoods.

4 **RECOMMENDATION**

Approve, subject to the following conditions:

- Construction within 3 years of the date of the decision notice.
- Samples of construction materials including mortar joint, rainwater goods and windows.
- Hard Landscaping.
- Land contamination.
- Construction Method Statement requiring:
 - the parking of vehicles of site operatives and visitors.
 - loading and unloading of plant and materials.
 - storage of plant and materials used in constructing the development.
 - wheel washing facilities, including a method statement outlining how the developer intends to use and manage the facility. The approved wheel wash shall be put in place at all vehicle access points onto the public highway when work commences and shall remain in operation throughout the period of development.
- Visibility splays shall not at any time be obstructed by any building, wall, fence, hedge, tree, shrub or other device exceeding a height greater than 1 metre.
- Sample of obscure glazing to be submitted to and approved in writing by the Local Planning Authority. Agreed obscure glazing sample to be fitted to windows serving Hotel Room Numbers 05, 06, 07 as indicated on drawing number DCC-PL-012C revision C, 17, 18, 19, 20 as indicated on drawing number DCC-PL-013C revision C and 29, 30 and 31 as indicated on DCC-PL-014C revision C.

- Scheme for the control of noise from the plant room shall be submitted to and approved in writing by the Local Planning Authority.
- Construction restricted to the hours of :
 - Monday to Friday 08:00 to 18:00.
 - Saturday 09:00 to 13:00.
 - Not at all on Sunday and Bank Holidays.
- Scheme for protecting existing neighbouring residential dwellings from dust during site works.
- Scheme for foul and surface water drainage.
- Sustainable drainage management and maintenance plan.
- Use restriction to a hotel.
- Removal of loading layby from planning consent.
- Approved drawing numbers.

5 PLANNING HISTORY

- 5.1 There are no historic planning applications relevant to the proposal.

6 CONSULTATIONS

6.1 Head of Public Protection

- No objection, subject to conditions requiring detail relating to land contamination and noise disturbance for occupants of the hotel.

6.2 Highways

- Parking – adopted standard of 1 space per bedroom and 1 space per 7sqm for the breakfast room/ bar, equating to 34 spaces. 16 spaces supported based on accessibility of the site, no provision required for breakfast room/ bar Town Centre parking could accommodate if used by the general public.
- Manoeuvrability of parking arrangement raises concern as some bays cannot be accessed with ease and not compliant with 6m reversing requirement.
- 10% disabled parking is provided and provision for cycles/ PTWs.
- Access – entrance to the car park is 4.1m and is not wide enough for vehicles to enter/ leave simultaneously. However this does not present a problem given the low traffic volumes. Visibility to oncoming cars/ pedestrians is hampered partially by the building proposed.
- Servicing – amendment has been received confirming that the originally proposed service layby on Bank Street will not be used, and that single yellow lines on Church Street, as per other commercial premises, will be utilised outside of peak times. This is acceptable.

6.3 Drainage

- No objection.

6.4 Environment, Housing & Neighbourhoods

- The proposal must have suitable waste storage capacity.

6.5 Historic England

- As the proposed building would occupy the same footprint of the original building and be of a similar height, we are of the view that the proposals will help to reinstate the urban grain of the area, which is to the benefit of St Peter's Church as it will preserve its setting (NPPF 137). We therefore have no objection to the proposals.
- We do note however that the development site falls within the Darwen Town Centre conservation area and whilst the size of the plot means it does not fall within our remit for consideration, we would urge the local planning authority to assure themselves that the overall elevational treatment of the building responds appropriately to local character of the area (NPPF 58).

6.6 Design and Conservation Officer

- No objection subject to conditions relating to construction materials.
- Policy 39 sets out a requirement for the conservation and enhancement of the setting of designated assets and for development to contribute positively to the significance of the Conservation Area.
- The application is supported by a comprehensive heritage statement and has also been subject to pre-application meetings. Visuals and justification for the roof top plant room have been supplied.
- The design of the building has the classical components of a plinth, a main body and a projecting cornice with a mansard style roof and dormers. The building is intended to be contemporary in style but respects the vertical proportions and details of the nineteenth century townscape. The principal elevation on Church Street has regular series of full height vertical recessed glazed panels and dormers which echo the proportions of the previous building and other buildings in the area, The Church Bank elevation has deeply recessed panels of zinc with high level windows and canted windows facing west. The cornice eaves line is at the same height as the former building on the site and the roof pitches at 55 degrees to a ridge and topped by a flat roof section with plant above projecting 0.8metres. The scale and massing of the building has sought to match the previous building other than the roof which has a steeper pitch to accommodate rooms in the roof. The building will be clad in natural stone and slate with elements of zinc which are appropriate to the area and would be subject to condition.
- In general terms the overall design and massing of the building would respect the character of the Conservation Area and would enhance the area by bringing a gap site back into use. There is some reservation as to the proposed roof form which is not prevalent in the area and in particular the impact of the projecting plant on views to and from the Conservation area. Darwen has a varied sky

line, dual pitch roofs generally dominate though there are a number of tower features with flat topped sections.

- The heritage statement points to a number of different roof styles in the conservation area and the proposed roof form has to be balanced against the benefits of bringing the site back into use.
- Of greater concern is the projecting roof plant which impacts on the overall sky line and would be especially visible from high level views. However on balance concur that the benefits of the development outweigh the small harm caused by the roof plant on the character and significance of the conservation area.
- A key consideration is the impact of proposal on the setting of the St Peters Church. The church is sited as a key focal building on high ground in the conservation area and is framed in some views by the buildings on both side of Church Street and Church Bank Street. The building will occupy the same footprint as the previous building and as such will perform a similar framing of the view to the church.

6.7 United Utilities

- No objection subject to drainage conditions.

6.8 Lancashire Constabulary

- No objections, and suggest a number of recommendations to improve security of the development, including use of Secure by Design Standards, use of infrared CCTV, use of laminated glazing, access control, lighting and car park security.

7 CONTACT OFFICER: Robert Buffham, Principal Planning Officer

8 DATE PREPARED: 31st August 2016.

Summary of Representation

Kerry Burns

24 June 2016

Dear Sir/Madam

Regarding this application as the owner of the property next door I would first like to state that I sincerely welcome improvement of this site but feel impelled to inform you of my concerns.

1. The owner of the proposed site and I are in dispute over his failure to observe party wall conditions during his demolition and this is now regrettably in the hands of my solicitor. My previously partly adjoining wall has been left without weatherproofing and is unstable. This has yet to be rectified.

I feel the owner should resolve these issues before being able to start on a new project. I believe at least I have the right of access to the wall for maintenance/repair and the plans do not appear to reflect this. Therefore until this issue is resolved I do not understand how it could be approved. I would appreciate clarification if I have misinterpreted this. I would be happy to provide more detail if required.

This also has to call into question the commitment the owner has in adhering to his legal requirements and to completing his projects.

2. The underground car park is a major worry as it will back up to my cellar rooms and be directly below one treatment room.

These concerns include;

A) Vehicle noise. Adequate soundproofing has to be established as for the last 15 years I have run a health clinic and feel it would be counter productive to subject my patients to vehicle noise whilst treating. I feel it would be preferable to have no car parking spaces along our adjacent wall.

B) The entrance to the car park should be placed at the left rather than the right side (facing the front of the proposed building) away from my entrance and therefore less likely to cause congestion/obstruction to my car park for which I need full disabled access.

C) Petrol/diesel fumes emitting from the car park and entering my building.

D) Unless my wall can be stabilised I feel, as do my builder and appointed surveyor that excavating/disturbing land above the level of my clinic could potentially be very risky. My building is approximately 200 years old and according to the owner's own surveyor's report the foundations reflect this. The demolition to date has already adversely affected my property and it is therefore not unreasonable to be concerned about any further major works. As a historic building in a conservation area I would expect this to be considered before any planning be approved.

I need to see evidence of the measures being considered in protecting any further damage to my property.

Aside from that I would need reassurance that I could continue working in my building whilst work took place in terms of safety for my staff and patients and to have assurances made in writing.

3. 17 car parking spaces for 34 rooms and staff is not adequate.

I do not wish to be plagued with people parking on my car parks if they are unable to get onto the hotel car park. In the clinic we have a podiatrist and osteopaths who have a high population of elderly clients, stroke patients and acutely infirm patients whom need to be able to park directly outside. There have been issues with other town centre users as it is. Eg. Users of the cash machines/Bank/Off-licence at the front, and users of the mosque at the back causing obstructions. The police have been involved on more than one occasion. I really feel this should be considered in relation to the services I have and continue to provide to my patients. Hotel visitors unable to access on site parking would have to walk with their luggage from the free car parks. I can see this being an issue and people stopping to drop their bags causing an obstruction to my car park or indeed on my car park as well as being potentially hazardous to my

less agile attendees.

I would think that the number of hotel rooms should reflect the parking availability, furthermore I was expected to provide staff parking on my planning application and so would reasonably expect the same requirement for a building on the same street.

4. On a positive note since the said demolition the church has appeared in full view, a point not missed by the majority of my patients who feel it has added to the character and feel of the town centre.

My property which pre-dates the last building was absolutely dwarfed by it and was considered an eyesore. As a conservation area and in line with Darwen Heritage I would suggest the building should be more in keeping with the current buildings in size. I accept it is on a hill so will appear higher but I feel aesthetically the overall height should be a consideration and how much the church would be obscured again. I have no objections for a modern style building as long as it sits well alongside the existing buildings as many other modern projects do.

I am originally from Darwen and welcome the changes to the town which I see as a real positive step in development, both the introduction of new establishments and the restoration and renovation of the old buildings. I have taken advice and deliberated at length on my points and they are genuine concerns.

I do hope that this is reflected in my email.

Tom & Julie Cummings

Robert Buffham
Cummins
Planning Service, Growth & Prosperity Dept,
Blackburn with Darwen Council
3HE
Blackburn BB1 7DY

Tom & Julie
4 Bank Street,
Darwen BB3

23rd June 2016

Application reference 10/16/0569
Former Frankies Bar,
Church St,
Darwen BB3 2RE.

Dear Sir/Madam

Below are my comments with regard to the proposed development:

Whilst I read in the pre application, that you support a development of this type, at this location, and are prepared to accept a reduction in the necessary car parking spaces required, I feel I should point out that even 34 spaces would be inadequate. According to the applicants own figures they anticipate employing 30 staff; 10 full time and 20 part time. Therefore there is potential for an ongoing demand of 64 vehicles plus visitors, for which there is no provision. It is patent that the likelihood for traffic chaos in the Church Bank St and Bank St areas would be greatly increased by this development. Furthermore the proposed loading bay opposite St Peters Church, and adjacent to Darwen Motors, a repair garage, would create further traffic problems on this sharp bend in the road. In addition, the church, attracts a substantial congregation with their cars to Sunday Service, and at other events during the week. The mosque in Victoria St also attracts significant numbers with cars, particularly during festivals such as Eid and Ramadan and furthermore the worshipers who pray at the mosque 5 times daily. To add to the traffic chaos, there is the funeral traffic from Ainsworth Funeral Service. As Church Bank St is the conduit to the rear of all the shops and the bar between Bank St and Bridge St, there is the additional problem of vans and wagons, many of which are articulated vehicles, passing up and down the street, by the proposed car park entrance. All of that is in addition to the vehicles turning right out of Victoria St. The ingress and egress of vehicles at the proposed development will inevitably create a hazard.

4 Bank St, which is adjacent to the proposed development would suffer noise pollution from the cars passing in and out of the proposed car park and also the lifts and the extractor system, which would additionally create odour pollution which is virtually impossible to eliminate even with modern filtration systems. All of this is potentially a 24 hour per day nuisance. They would, in addition suffer from a significant poor lighting environment to all the major habitable rooms in the property, caused by overshadowing . These include the master bedroom, the living room, the study, the dining room and the kitchen, all due to the height and proximity of the proposed development. Although the application shows angled windows in order to avoid overlooking the main habitable rooms this action in itself makes it unavoidable not to then overlook the garden at the rear of the property. Part of which, I am sure you are aware is also entitled to some privacy.

I strongly object to the erection of the proposed development, which to the best of my knowledge is in contravention of numerous planning laws and should be resisted with vigour. Developments in conservation areas should not be incongruous. They should be passed on merit and have minimum but positive impact on an area. They should not be rubber stamped out of desperation to fill a vacant site.
