

**Proposed development: Full Planning Application: Proposed covered terrace area to rear, roof terrace to western elevation, increase to ridge height, hip to gable roof alteration, front & rear dormers, a porch and alterations to existing elevations (retrospective).**

**Site address:  
Priory Croft  
Old Hall Lane  
Pleasington  
Blackburn  
BB2 6RJ**

**Applicant: Mrs Sahdia Aslam**

**Ward: Livesey With Pleasington**

**Councillor Derek Hardman  
Councillor Paul Marrow  
Councillor Mark Russell**



## **1.0 SUMMARY OF RECOMMENDATION**

### **1.1 APPROVE – Subject to conditions set out at paragraph 4.1.**

## **2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE**

2.1 This householder planning application is reported to the Committee following receipt of a Ward Member request for referral of a (typically) delegated item to the Planning & Highways Committee and subsequent acceptance of the referral. In addition, an objection has also been received from Pleasington Parish Council. This is in accordance with the adopted Scheme of Delegation.

2.2 Ward Members set out the following reasons for referral:

- *Unacceptable overlooking of adjacent property;*
- *lack of balcony screen;*
- *Inadequate plans;*
- *inappropriate given Green Belt location; and*
- *Brazen disregard for the planning process combined with the Council's unwillingness to implement a stop order means that this application requires full scrutiny to reassure residents that it has been fairly assessed.*

2.3 This recommendation follows detailed assessment of initial drawings and subsequent amendments, in consultation with neighbouring properties, Ward Members and the Parish Council, to arrive at a scheme which is considered to address concerns over the principle of the development, in relation to the Green Belt location, and neighbouring amenity impact. The proposal is, therefore, considered consistent with the Development Plan and The Framework.

2.4 The proposal is also satisfactory from a technical point of view, with all issues having been addressed through the application, or capable of being controlled or mitigated through application of planning conditions.

## **3.0 RATIONALE**

### **3.1 Site and Surroundings**

3.1.1 The application site (The site) relates to a detached dwelling house and associated curtilage (Use Class C3a), located to the south of Old Hall Lane, Pleasington, within the Green Belt, circa 70m to the east to the east of the Pleasington Village boundary.



Google maps image of application site edged in red

### **3.2 Proposed Development**

- 3.2.1 Retrospective planning permission is sought for a covered terrace area to the rear, a roof terrace to the western elevation, an increase to ridge height, a hip to gable roof alteration, front & rear dormers, a porch and alterations to existing elevations, as set out in the submitted drawings. The application is considered as retrospective on account of substantial works having commenced, including but not necessary limited to partial demolition of external walls, erection of dormers and the rear covered terrace. Details are set out in the submitted drawings, and site photographs below.
- 3.2.2 Members are advised that minor discrepancies exist between elements of the works undertaken to date and those detailed in the submitted drawings. Should the application be supported, works must proceed in accordance with the submitted / approved drawings.



Site photograph taken from the PROW to the south looking north towards application site: taken 15<sup>th</sup> July 2021



Site photograph taken within the application site showing extent of works carried out at property: taken 15<sup>th</sup> July 2021





Site photograph taken within the application site showing extent of works carried out at property: taken 15<sup>th</sup> July 2021



Site photograph taken within the application site showing extent of works carried out at property: taken 15<sup>th</sup> July 2021



- Policy 11 – Design
- Policy 39 – Heritage
- Policy 41 – Landscape

### 3.4 Other Material Planning Considerations

#### 3.4.1 Residential Design Guide Supplementary Planning Document (2015)

#### 3.4.2 National Planning Policy Framework (The Framework) (2021)

Areas of The Framework especially relevant to the proposal are as follows:

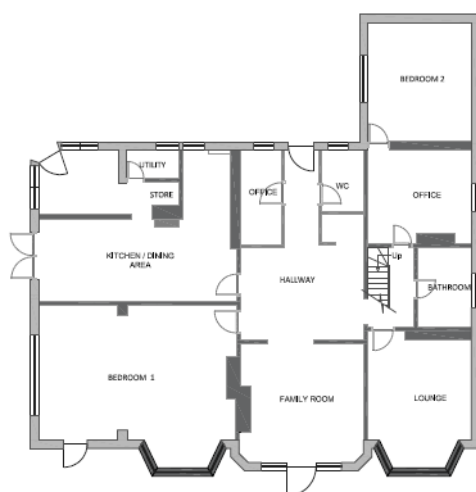
- Section 12: Achieving well-designed places
- Section 13: Protecting Green Belt land

#### 3.4.3 National Planning Policy Guidance (NPPG).

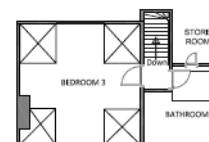
### 3.5 Assessment

3.5.1 The principle of the proposal is guided by the sites Green Belt location. Policy 3 is consistent with NPPF's direction that new buildings within the Green Built are inappropriate, subject to a number of exceptions, including the extension or alteration of a building provided that it does not result in a disproportionate addition over and above the size of the original building.

3.5.2 Members are advised that, although the proposal represents a substantial alteration to the appearance of the existing dwelling, it is not considered tantamount to a replacement dwelling, due to the retained extent and utilisation of existing internal floor area, foundations and external walls and roofing, notwithstanding the proposed rear extension / canopy.



GROUND FLOOR PLAN.  
SCALE 1:100



FIRST FLOOR PLAN.  
SCALE 1:100



PROPOSED GROUND FLOOR PLAN.  
SCALE 1:100

PROPOSED SECOND FLOOR PLAN.  
SCALE 1:100

Extract from submitted proposed floor plans received 3<sup>rd</sup> September 2021.

- 3.5.3 The proposal results in an approximate increase in volume of the original dwelling of circa 38%, taking into account an existing bedroom extension, approved in 1991. Increased massing from the public realm perspective of Old Hall Lane will result from the hip to gable alteration and front dormer. The maximum existing ridge height will not, however, be exceeded. Such increase is not considered to represent a disproportionate addition. Similar increased roof massing will result to the rear which is far less sensitive to the public realm, with Public Rights of Way to the south and west over 200m away.
- 3.5.4 Moreover, it should be recognised that a very significant proportion of the additional volume / massing could be achieved as Permitted Development, in accordance with Schedule 2, Part 1 Classes A and B (enlargement, improvement or other alteration of a dwellinghouse and enlargement of a dwellinghouse consisting of an addition or alteration to its roof, respectively).
- 3.5.5 For these reasons, the principle of the proposal is found to be acceptable, as a proportionate addition to the existing building that would not be harmful to the Green Belt.
- 3.5.6 Amenity  
Policy 8 requires a satisfactory level of amenity and safety is secured for surrounding uses and for occupants or users of the development itself; with reference to privacy / overlooking, and the relationship between buildings.
- 3.5.7 Securing satisfactory amenity levels for occupants of neighbouring Hornby Gates to the east is a key issue in the overall assessment. An amendment to

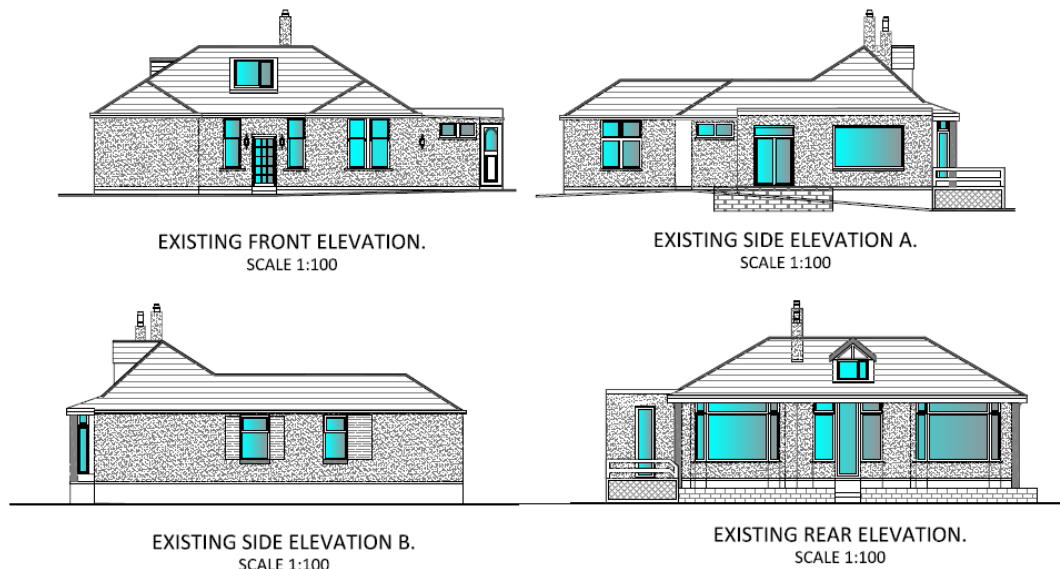


the original proposal relocates the roof terrace, as defined by the extent of the glass balustrade, to the western elevation of the dwelling (accessed via bedroom 3) from the rear of the dwelling which was in direct conflict with a primary window in the opposing side elevation of Hornby Gates, resulting in an unacceptable loss of privacy. No excessive privacy loss is considered to arise from the amended position of the roof terrace, notwithstanding its modest extension beyond the rear elevation of the dwelling. Separation between this element and the common boundary with Hornby Gates of circa 19m and primary windows at Hornby Gates of circa 24m, is considered sufficient to guard against any material privacy loss. Privacy impact arising from a proposed ground floor bedroom window to the side elevation of the dwelling is negated by the extent of boundary treatment between the two properties.

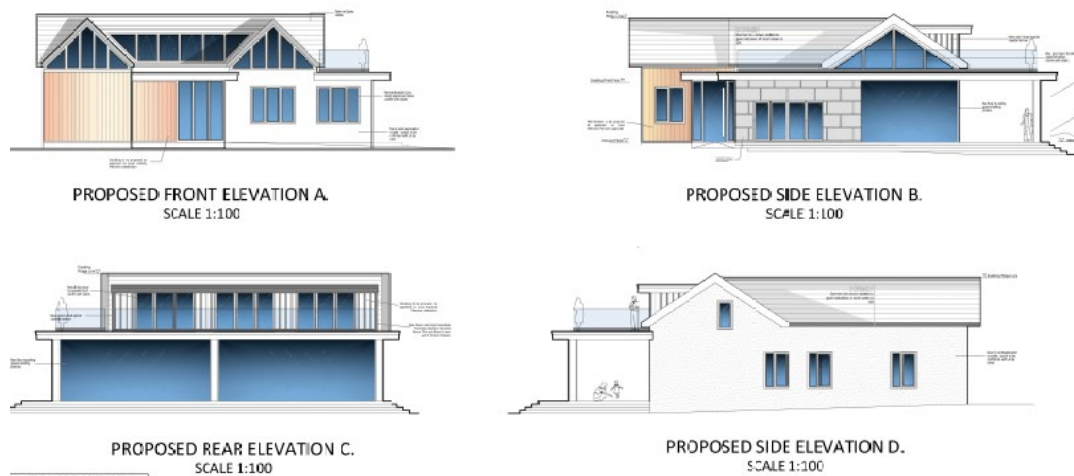
- 3.5.8 Although doors are proposed within the rear dormer, allowing access onto the roof of the covered terrace, a Juliet style railing is included, preventing unfettered access. The doors will serve only as a means of fire escape. Members are advised that use of this part of the roof as a typical roof terrace or similar would be unauthorised and subject to potential enforcement action in the event. This position will be re-enforced via application of a restrictive condition.
- 3.5.9 A modest increase in massing will result from the proposed alterations to the western side of the dwelling including an increase in eaves height of circa 200mm and an increase in ridge height of circa 1.2m along much of its length, though no higher than the highest point of the main ridge of the existing dwelling. No significant increase in overshadowing or dominance towards opposing bedroom windows at Hornby Gates, at a distance of circa 11m, is considered to arise (photograph below taken from bedroom window at Hornby Gates – dated 13<sup>th</sup> July 2021).
- 3.5.10 Accordingly, the relationship between the proposal and the Hornby Gates residence is found to be acceptable, in compliance with the requirements of Policy 8, the Residential Design Guide SPD and The Framework.
- 3.5.11 Highways  
Policy 10 requires that road safety and the safe and efficient and convenient movement of all highway users is not prejudiced and that appropriate provision is made for off street parking, in accordance with the Council's adopted standards.
- 3.5.12 Notwithstanding an increase in capacity from a three bedroom to a four bedroom dwelling, ample in-curtilage parking is retained.
- 3.5.13 Accordingly, highway impacts arising from the development are found to be acceptable, in accordance with the requirements of Policy 10 and The Framework.

### 3.5.14 Design / Character & Appearance

Policy 11 requires a good standard of design and will be expected to enhance and reinforce the established character of the locality and demonstrate an understanding of the wider context towards making a positive contribution to the local area.



Extract from submitted existing elevations received 30<sup>th</sup> June 2021



Extract from submitted proposed elevations received 3<sup>rd</sup> September 2021

3.5.15 The application dwelling is read in conjunction with the neighbouring dwelling at Hornby Gates. Both are bungalows of sub-urban appearance, featuring a predominance of rendered walling, somewhat at odds with dwellings located further to the west / north west along Old Hall Lane which are of a character and appearance more typical of a rural location. Considered in this context, the contemporary alterations proposed, including the introduction of significant elements of glazing, are not considered to

undermine local distinctiveness. Moreover, the proposal remains satisfactorily proportionate in scale with Hornby Gates and the area in general.

3.5.16 Notwithstanding the varied palette of external materials proposed, including elements of render, Cedar cladding and cladding panels, in addition to the aforementioned glazing, it is recommended that materials are further considered via application of a condition requiring submission of samples.

3.5.17 Accordingly, the proposal is found to constitute good design, in accordance with the requirements of Policy 10, the Residential Design Guide SPD and The Framework.

3.5.18 Heritage

Policy 39 requires development with the potential to affect designated or non-designated heritage assets to sustain or enhance the significance of the asset.

3.5.19 The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. LPA's should, in coming to decisions, consider the principle Act. Which states the following:

*Listed Buildings - Section 66(1)*

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

3.5.20 The Framework defines the setting of a heritage asset as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

3.5.21 Although the position of the Grade I listed Pleasington Priory, or the Church of St Mary and St John Baptist, to the west is recognised, the scale and household nature of the proposal as well of the relative separation of circa 170m, ensures a neutral impact on the listed building and its setting.

3.5.22 Accordingly, the proposal is found to comply with the requirements of Policy 39 and The Framework.

3.5.23 Other Matters

As noted in the above Member referral comments, Ward Members have expressed concern that the development has commenced and that the Council did not pursue the service of a Stop Notice. Members are advised that works have ceased, following informal officer requests

3.5.24 Complaints whilst works continued related to privacy impact arising from the presence of builders and the principle of works continuing in breach of planning control. Stop action under these circumstances was considered a disproportionate response to the breach in question.

3.5.25 Members are advised that, whilst the unauthorised works are undesirable and of understandable concern to the community, stop action under the circumstances would have been precedent setting and contrary to the accepted position that development may proceed without the benefit of planning permission, at an applicant's own risk. Only in the event of a serious threat to public amenity, safety or impacts to the wider environment would stop action be justified.

#### 3.5.26 Summary

This report assesses the householder planning application. The assessment demonstrates that the planning decision must be made in the context of assessing the merits of the proposal balanced against any potential harm that may arise from its implementation. This report finds that the proposal meets the policy requirements of the Blackburn with Darwen Core Strategy, Local Plan Part 2, adopted Supplementary Planning Documents and the National Planning Policy Framework.

## 4.0 RECOMMENDATION

### 4.1 Approve:

**Delegated authority is given to the Strategic Director of Place to approve planning permission, subject to the following conditions:**

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposal received 16<sup>th</sup> June 2021, drawings received 4<sup>th</sup> August 2021 and numbered: SK001, SK002 Rev B and amended drawing received 3<sup>rd</sup> September 2021 and numbered: SK003 Rev C.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

2. Within 1 month of the development hereby approved, and notwithstanding the submitted details, written and illustrative details of all external walling, roofing materials, including their colour and texture, to be used in the construction of the building work, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.

REASON: To ensure that the external appearance of the development is satisfactory, in accordance with Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.



3. Notwithstanding the submitted details, the cheeks and face of the dormer extensions hereby approved shall be clad in side-hung tile to match the existing roofing.

REASON: To ensure the proposal harmonises with the existing dwelling, in accordance with Policy 11 of the Blackburn with Darwen Borough Local Plan Part 2 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.

4. The roof terrace hereby approved shall be limited to the area within the balustrade, as defined by the proposed roof plan indicated on drawing numbered: SK003 Rev B. The remaining roof area shall at no time be used as a roof terrace or similar.

REASON: To prevent overlooking / loss of privacy to occupants of Hornby Gates, in accordance with Policy 8 of the Blackburn with Darwen Borough Local Plan Part 2 and the adopted Blackburn with Darwen Design Guide Supplementary Planning Document.

## **5.0 PLANNING HISTORY**

- 5.1 10/91/1259 – Householder planning application for 'provision of an additional bedroom' (single storey front extension). Approved September 1991.

## **6.0 CONSULTATIONS**

- 6.1 As a householder application, consultation was limited to the public, the Parish Council and Ward Members. 9 letters were posted to the local community, a site notice was displayed and a press notice published (13/7/2021). In response, 5 objections were received (see Summary of Representations).

## **7.0 CONTACT OFFICER: Nick Blackledge – [Senior Planner]**

## **8.0 DATE PREPARED: 29<sup>th</sup> September 2021**

## **9.0 SUMMARY OF REPRESENTATIONS**

### **Objection – Ward Councillor Mark Russell, received 22<sup>nd</sup> July 2021:**

Dear Nick,

I wish to object to the proposed development at Priory Croft, Old Hall Lane.

The development would result in unacceptable overlooking and loss of privacy for the adjacent residence.

The plans provided with the application are inadequate in detail and inaccurate in parts. The development does not appear to be proceeding in accordance with those plans. The proposed garage appears to entail the destruction of the existing hedge line.

Given the location within the Green Belt and within sight of a Grade 1 listed building, any development should be sensitive to its surroundings and this application fails to achieve that

Regards,

Mark Russell

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### **Objection – Kate Ainsworth, Received 08.07.21**

Good morning Councillor

I am emailing to ask for your help and to express my serious concern and objection to the proposed external alterations to Priory Croft on Old Hall Lane, Pleasington. Application Re. 10/2/0637

My house Hornby Gates, is next door Priory Croft and the proposed work as shown on the plans which were only received on the 1<sup>st</sup> July 2021 started on the 15<sup>th</sup> March 2021. Major work has been taking place since March without any consent or building inspections.

The plans for the development are very pretty designs but do not show any detailed measurements which does not give a clear picture of the final construction. The description of the proposed works, a single storey extension to form a new garage, front and rear dormer and porch is very misleading and I believe incorrect. The original house had one small bedroom and bathroom in the dormer. The new build will be a two storey house with 3 bedrooms, bathroom and storerooms upstairs. In truth this renovation is not an extension but a total re build of the house using one existing exterior wall.

The proposed site of the new garage is in front of the existing building line and will be up to and possibly be beyond the boundary line of the plot.

When the original plot of Priory Croft was split into two to build Hornby Gates the plans allowed total privacy for both houses. These new plans totally remove any privacy for Hornby Gates as the upstairs rooms and balcony of Priory Croft will allow viewing into the main living area of Hornby Gates and its garden. The extension of the house on the southern elevation will also result in blocking out half of the view from the living room window.

I would be very grateful if you could view the proposed works extension from the view point of Hornby Gates and take my objection to the planning committee. The fact that major construction has taken place before plans were submitted and planning permission obtained, gives me great concern about the legitimacy of this construction.

Yours sincerely

Kate Ainsworth

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**Comments – Katie Ainsworth, Received 15.07.21**

Hi Nick

Thank you for visiting my home on Tuesday and explaining the process of planning applications and how objections are dealt with. Below are the points that Alan Croston made when he looked at the application and the plans.

- I am unable to see any written dimensions on the plans which makes it impossible to judge the proposal, neither is there a scale bar on the drawings to overcome the problem of trying to measure on the screen. Most planning authorities require one or both of the above to enable everyone to assess what is proposed
- There appears to be a discrepancy between existing and proposed ground floor plans which hides a massive extension in a southerly direction
- The proposed garage impinges on the boundary planting and again there are no dimensions to be able to assess this.
- The written description of the development does not adequately cover the scale of work being actively built. Before work commenced there was only a small dormer bedroom and shower under the sloping eaves, now there are three bedrooms one study and two store rooms and a bathroom.
- Three rooms will open out onto a large south facing terrace, ( no fencing) which is half covered by a flat roof which means that the terrace can be actively used at all times. From this terrace there are views into the living room and patio area behind the bungalow which was hitherto completely private, this results in Hornby Gates being adversely affected.
- The increased bulk of the building and raised eaves height by 1.2 metres will overshadow my bungalow as it lies on the east side of Priory Croft. This is supposed to be a Green Belt area where the planning authority give special regard to the character of this open rural patch of the Borough, whereas the proposal is a large incoherent, non domestic design which will not only affect me but all those viewing the area.
- As work is well underway, demolition materials have been tipped on the east side of the former garden, changing levels and potentially having a further adverse impact on Hornby Gates.

I know we covered most of these points in our discussion on Tuesday but I would like these points to be formally noted in my objection. Do I need to send my objection to planning @blackburn.gov.uk as suggested by Mark Russell or are you planning at blackburn.gov.uk.

Best Regards  
Kate

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**Objection – Kate Ainsworth, Hornby Gates, Old Hall Lane, Pleasington, Received 13.09.21**

Hi Nick

Please note the following objections to the new plans for Priory Croft, Pleasington

1. The description of works is again incorrect stating the address as the Priory not Priory Croft, and Pleasinton and not Pleasington.
2. The covered terrace to the rear has had the glass balustrade removed suggesting that the roof terrace will not be used, but the three rooms opening onto the terrace still have three sets of bi-fold doors which will allow the roof terrace to be still in use if not officially, and will over look my lounge, patio and garden area.
3. The two car garage re-appears on the plans but there are no measurements and I do not think that there is room for this building without taking down the hedge and breaking the boundary of the building plot. I myself applied to move my garage in 2016 and was told in no uncertain terms that I could not build in front to the present building line and could not go anywhere near the boundary edge of my plot, despite the fact that I had more space and would not be close to the boundary line.
4. Priory Croft has plenty of space to extend the house on the western boundary without interfering with any other buildings and I am very disappointed that the extension on the southern aspect of the house will cut across half of my lounge window.
5. A question on the application form asks are there any trees in near proximity to the building which has been answered no, when in fact there are two very large mature trees in the garden of Priory Croft.

Please take these strong objections into consideration when making a decision on this planning application and if necessary take them to the planning committee.

Regards

Kate Ainsworth, Hornby Gates, Old Hall Lane, Pleasington.

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**Objection – Kate Ainsworth, Hornby Gates, Old Hall Lane, Pleasington, Received 17.09.21**

Good Morning Nick

I have found and looked at the latest plans for Priory Croft which are an improvement on the previous plans. I am pleased the terrace on the rear elevation C has been changed with the Juliet balustrade preventing access onto the balcony via the three bi fold doors. However I question the need for such a large balcony which cannot be accessed or used.



My main objection to the latest plans is that the terrace on the west elevation B extends beyond the width of the house and will therefore still be able to view into my lounge window and garden. I know that they will be standing further away from my house but when the builders have been on the temporary terrace working in that area their presence is very obtrusive. Surely there is no need for this terrace to extend beyond the width of the building.

Best regards

Kate

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**Comment – Pam & David Southworth , Pleasington Old Hall, received 21<sup>st</sup> July 2021**

Further to my email of 24 May 2021, I wish to comment on the above Planning Application which has, at last, been submitted by the current owners. We have not received the letter which was promised but have no objections to the proposed building, if that is what will be delivered. However, due to the fact that the rules have not been adhered to up to this point we are concerned that unless strict observation, from now on, is undertaken, we fear that this will not be the case.

We can see from the plans that an additional double integral garage is to be built to the left of the property and fear that the existing garage will be demolished and another dwelling will be built on its site. We presume that another planning application will be necessary and wonder whether that will materialise before the building is completed? Again we hope that constant monitoring would prevent this.

Our objections to the HGV parked on site still remain.

Kind regards,  
Pam & David Southworth  
Pleasington Old Hall

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**Objection – Eileen Smith, Clerk to Pleasington Parish Council, Received 22.07.21**

Full Planning Application - Proposed external alterations, single storey extension to form new garage, front/rear dormer and porch at Priory Croft Old Hall Lane Pleasington Blackburn BB2 6RJ 10/21/0637

Good morning,

Pleasington Parish Council wish to strongly object to this retrospective planning application in the green belt. The plans, as supplied, are not consistent with works already carried out on the site, and neither do they reflect the current layout of two neighbouring properties. A first floor extension already built is not noted on the plans at all. The plans are not to scale and make it almost impossible to accurately assess the application. Even the name of the property is incorrect.

I list some of the inaccuracies :

There is no balustrade shown on the extensive balcony .

There is no privacy shown to Hornby Gates .

The comparative heights of the front door to say the garage door is incorrect .

The proposed materials include grey cladding.

The plan sizes compared to the survey are incorrect .

There are no dimensions on the drawings .

There is no illustration of variation in the land levels .

The original garage has not been removed from the proposals .

Heights of the balcony roof are different on the different elevations .

The roof plan does not work .

The ceiling heights in some of the roof areas will mean changing the roof or the layout .

There are large windows at first floor over-looking old hall lane which are in store rooms?

The plans as a whole, and the external detail, which is visible from the Grade 1 listed Pleasington Priory, are not in keeping with the rural location of the property, and the new garage to the front elevation of the property appears to come right up to, and indeed into, the existing hedge boundary. Plans for a garage to the front of the neighbouring property have previously had to be altered.

Works currently being carried out need to be stopped immediately and properly-drawn plans submitted for consideration.











Regards,

Eileen Smith, Clerk to Pleasington Parish Council

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**Objection – Eileen Smith, Clerk to Pleasington Parish Council, Received 16.08.21**

Re : revised application for Priory Croft, Old Hall Lane, Pleasington 10/21/0637

The Parish Council have considered the revised application and would like to comment as follows :

The revised plans still do not tally with the description in the application, or indeed with the work already carried out on the site, and as such are still not fit for purpose.

In particular the new garage referred to in the description is not shown on the revised plans. We would suggest that no planning decision can be made until all the technical issues with this application are clarified.

Nothing in the revised application changes our original letter of objection and we would like this to stand in any further discussions.

Eileen Smith, Clerk to Pleasington Parish Council

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**Objection – Duncan Isherwood, Parish Councillor, Received 07.07.21**

Morning all .

Attempted to send a long email last night but it was too large !

Attached are the submitted drawings for what is described on the drawings as works to the priory! ( this must be altered )

Please all ... study the drawings carefully to look at the appalling detailing and sizes of doors / windows / floor heights etc . One example is the comparable heights of the bifolds on elevation A ( in the centre ) compared to the front door and sliding glass doors!! .

Plus check carefully the materials suggested on a rural property within visual range of a grade 1 listed building.

On a separate email I will send a group of photos taken last week which still show what looks like a sea container at first floor which does not relate to anything on the drawings . .

There is no balustrade shown at first floor on the massive balcony and there is no balcony screen shown overlooking the gardens of Hornby gate .

An additional garage is shown on the old hall lane elevation built out beyond the building line and almost into the front hedge .

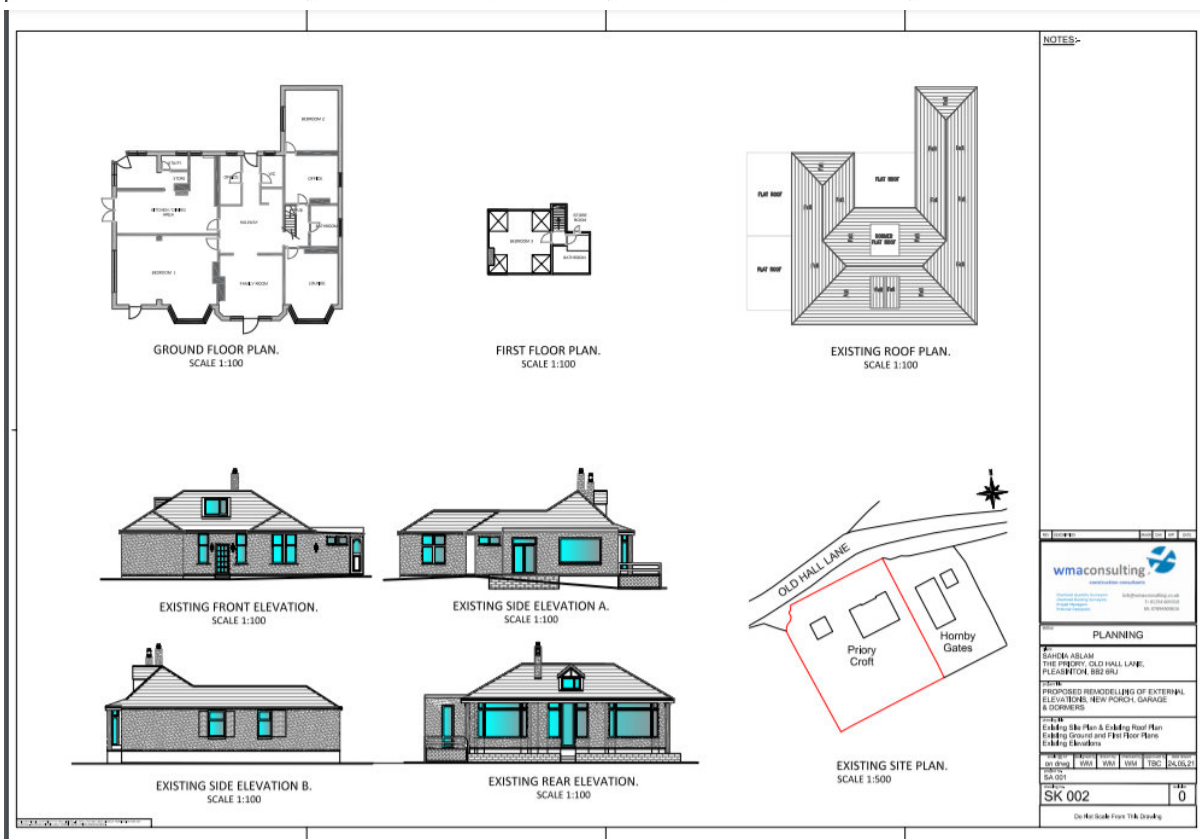
Obviously Gavin and his team will need to carefully review after the consultation period ( around another 14 days ) however given a decision will not be issued for another 6 weeks the amount of work carried out could require even more changes to the building if required . This is very concerning if the developer does not stop work and manages to finish before an appeal ( if refused ) is decided . If an appeal was won the precedent potentially set is very serious .

Finally I must add that as an Architect I have struggled to understand the drawings which puts everyone else in a very difficult position . These are the worst drawings I have ever seen .

For clarity the proposed side elevation A faces the Priory , elevation B faces Hornby Gate and the rear elevation the Sandy path .

I do hope Building Control have been alerted .

Photos to follow



Duncan Isherwood RIBA

Pleasington parish councillor

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**Objection – Duncan Isherwood, Parish Councillor, Received 09.08.21**

Good afternoon Nick .

Thanks for giving us the opportunity to comment on the revised application . I appreciate I have a technical advantage being an Architect but this email I would like putting on the file as another objection from me as Parish Councillor of Pleasington .

I have studied the revised drawings and there are obvious improvements however would you take the following on board please .

1. Pleasington is misspelt on all the drawings .
2. The description includes the reference to a new garage which according to the drawings has been removed .
3. Would a scheme of this size normally have a D&A / planning statement attached . I would have expected to supply one for a scheme of this size .
- 4 . I would suggest you ask for at least 2 cross sections be prepared as part of the application drawings as there are assorted problems particularly at first floor with head heights in some of the rooms . Also there are complications in the north elevation at first floor with windows and head heights plus the current extension on site bears no relation to the current plans as illustrated .
- 5 . Kate Ainsworth led me to understand the first floor doors onto the balcony were being altered to windows . They are clearly now bi fold doors opening onto the balcony which now has a glass balustrade . There is no obscure 1800 mm high balustrade to the side facing Hornby Gate ( see elevation D ) ... in fact the plan drawer has shown a person looking into the garden and living room of Hornby Gate .
6. Both ground and first floor plans show a heavy black line on the line of the glass walls to south facing elevations . Surely they should decide if these are glass walls or solid .
7. Please ask the plan drawer to clarify the first floor windows facing north as they are in places not shown on the plan and in others do not relate to the rooms behind .
8. Q4 on the application form still states there will be a new garage .
9. Are you sure the way Q12 has been answered correctly . The name is different .
10. I am still concerned about the variable heights of the sliding glass doors at ground floor as they vary so much on the south , west and north elevations .

I am more than happy to clarify any of the above if needed .

Regards Duncan