

Neighbour Representation – No. 33

We are the adjoining occupiers of No. 33. We understand and welcome the redevelopment of the site into a new family home. As immediate neighbours, we are keen to ensure that the scheme works well for all parties, and our comments are therefore limited to those matters that we believe directly affect our property.

Our intention is not to be obstructive, but simply to seek clarity and appropriate safeguards so as to avoid any future uncertainty or misunderstanding once the development is implemented.

Accuracy of drawings

It should first be noted that **Drawing 33D shows our property in an incorrect position**. We assume this is an error, but this should be corrected to ensure all assessments are based on accurate information.

1. Scale, siting and impact on the street scene

Having marked out the front extent of the proposed development, we are concerned by its **forward projection and scale** relative to No. 33.

- The proposed dwelling appears to project approximately **7 metres forward** of our property and to be **nearly 2 metres taller** (based on scaled drawings).
- This 7 metre by 8.5 metre elevation to the front of our property has a material impact on the street scene and on the relationship with our home.

We ask whether the building could be **staggered** to reduce this impact.

Our **primary concern**, however, is that **the rear siting of the dwelling must not move further back**, and we seek assurance that this relationship will not change through revisions or future permissions.

2. Noise and disturbance – garden kitchen, pergola and pool

The site plans show a **garden kitchen / covered pergola** and an **external swimming pool**.

Our key concern relates to the **location and height of the BBQ chimney**, which appears to be:

- on the boundary,
- elevated relative to our patio due to reduced garden levels.

As drawn, smoke would be emitted at approximately **head height directly towards our patio**, which would be harmful to our amenity.

We ask that consideration be given to **relocating this feature further down the garden**, away from our patio on the shared boundary.

3. Air Source Heat Pump and plant noise

The drawings indicate the location of an **air source heat pump**, which is currently shown on the opposite side of the property and is not an issue in its current position.

However:

- any future relocation would raise significant concerns,
- it is unclear whether any **additional plant or mechanical equipment** is proposed.

We request:

- confirmation of all plant equipment,
 - details of mounting and acoustic treatment,
 - and a condition ensuring noise levels at our boundary remain acceptable.
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4. Overdevelopment and future permitted development

This proposal is not simply a replacement dwelling, but includes:

- a basement,
- internal leisure facilities,
- an external pool,
- and multiple external structures.

While we leave the question of overdevelopment to the planning authority, we request that **future permitted development rights be restricted** to prevent incremental expansion or intensification that could further harm neighbour amenity.

5. Ground levels and drainage

The plans indicate **alterations to ground levels**, including a reduction and regrading of the rear garden.

This raises concerns regarding:

- changes to overland water flow,
- drainage capacity,
- soakaway performance.

We request a **detailed surface water drainage strategy**, with confirmation that **no runoff will discharge onto neighbouring land**.

6. Basement excavation and construction risk

The proposed basement excavation close to the boundary presents foreseeable risks to No. 33.

We consider it essential that:

- a detailed **construction method statement** is secured by condition,
- vibration and movement monitoring is undertaken,
- assessments are carried out by a **qualified structural engineer**,
- and temporary works are fully designed and reviewed.

These matters should be agreed in advance and coordinated with our appointed party wall surveyor.

7. Finished ground levels and retaining structures

Clarification is required regarding:

- finished ground levels along the shared boundary,
 - and the design, height and location of any retaining structures.
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8. Boundary treatment and screening

The drawings show **1.8m close-boarded fencing** and **pleached/hedging screening**, which we support in principle but consider must be firmly controlled.

We request conditions to secure:

1. Full boundary treatment details (height, design and materials) prior to works above damp proof course.
 2. Landscaping implementation and a replacement clause (minimum 5 years).
 3. Continuous fencing along the full boundary, including past the garage.
 4. Rear boundary fencing to be **1.8m measured from our patio level**, not reduced by changes in site levels.
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9. Construction impacts

Given the scale of works (demolition, basement excavation, pools and landscaping), the construction phase will have a significant impact on No. 33.

We request a **Construction Management Plan** covering:

- working hours,
- delivery and HGV movements,
- contractor parking,
- dust and noise mitigation,
- wheel washing,
- and a named neighbour liaison contact.

We would expect adherence to any approved plan.

10. Privacy / glazing control

If any side-facing windows, rooflights or glazed balconies are proposed:

- request **obscure glazing**, fixed shut below a set height,
- and retention “in perpetuity”.