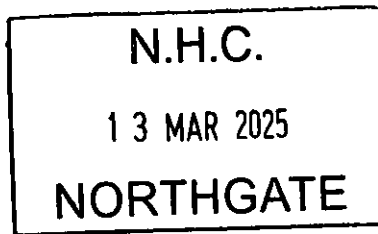


Steve & Anne Brickles
33 Dog Kennel Lane
Royston
SG87AB



9th March 2025

Dear Mr. Greaves,

In response to your letter dated 11th February 2025 regarding the current planning application to the rear of the Banyers hotel Royston ref: 25/00104/FP.

After careful consideration of the plans submitted I wholeheartedly raise an OBJECTION to the application, this is based on the following.

1 Building type:

This second application is in reality, even worse than the initial application that was rejected last year. This application is said to be a two storey building with only 9 apartments, yet if you look closely and take into consideration the differing ground levels between it and with 33 Dog Kennel Lane, you will see that both buildings are of a similar height. For clarification 33 Dog Kennel Lane is a 3 story house under a pitched roof. To say this current application is only two storey could be seen as deceiving. For example, if this were passed, developers could create a third floor within the huge loft space and add another 4 or 5 flats. At the same time convert the two storey duplex into two separate flats all within current permitted development rules, needing no planning permission, thus leaving us with a overtly large, densely populated building of up to 15 flats with no obligations to the council via current statutory S106 agreements. Last years failed application was for 16 flats over three floors.

The type and style of the building in this application does not suit the site, it is overtly large and a block of flats is not at all in keeping with the site.

The site is within the conservation area of Royston, and makes up part of the grounds of a Grade I listed building. It sits adjacent to an important historical grade II listed building, the Banyers Hotel. It is an SSSI and falls within Royston's green corridor. Wildlife is abundant on the site, we have seen and photographed foxes, squirrels, owls, bats and sparrowhawks, just this week we saw three young deer happily grazing at first light.

A block of flats doesn't balance the needs of the community and the facilities that are close at hand. Within a short walk of the site there is an excellent large health centre, two toddlers day nursery's and two popular, well performing primary schools, these facilities are best suited to young families and older people who want and need to utilise them.

2 Proximity to neighbours

This building is the same height as 33 Dog Kennel Lane and would be positioned just over 4metres from the east facing side of the existing house.

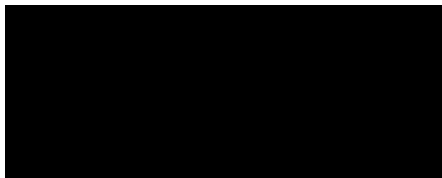
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33 Dog Kennel Lane has 15 windows in total, 7 of which face this site. It would lose light to the sitting room, dining room, hallway, landings and bathrooms. 33 Dog Kennel Lane was built in 2000. Generally, any property having uninterrupted enjoyment of light for more than 20 years acquires rights to light. This is sometimes referred to as the 'right to light 20 year rule'.

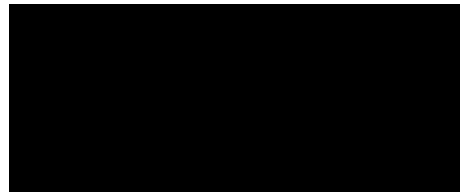
Other properties within Hunters Mews would also suffer from their right to light plus a lack of privacy as their gardens face east onto this site.

I conclude that my wife and I firmly object to this latest application.

Yours Sincerely,



Steve Brickles



Anne Brickles