

Thank you for your letter dated 28th August informing me of my neighbour's intention to build an extension. As you are aware, this letter was not delivered to me until 27th September, the date when any feedback was supposed to be admitted. I am grateful for the short extension you have given me to consider my views.

I am writing as the owner and occupier of 76 High Street, Kimpton. I live next door to 76a High Street; our properties are attached, and were previously one dwelling. So the planning application made to extend 76a directly affects me, and the below outlines my reservations about the plans that have been submitted. My concerns regard the scale and design of the proposed build, which would have an effect on my access, light, privacy, quality of life (both during the build and after) and the value of my property. I am also concerned about the effect that a larger dwelling may have on parking and therefore traffic build-up on the narrow, and already busy, high street.

I note that a previous application was made - and subsequently refused - in June 2024. Whilst I recognise that the current application has been revised (including the omission of a loft conversion) I would question whether the revisions have genuinely overcome the concerns identified in the previous decision; notably those concerning design, size and siting.

I get on very well with my neighbours at 76a and we have enjoyed an excellent relationship since I moved in last year. While I have no objection to my neighbour's desire to extend their property, and value how they have communicated with me about their plans, I cannot support the proposed development as it stands. Particularly as the property is on the market and the current owners do not intend to deliver this proposal before selling. If permission is granted, any future purchaser, who I will not have the same relationship with that I do the current owners, may use this potential agreement as a stepping stone to revise or increase the plans further.

It should be brought to your attention that the proposal would hinder a formal right of way I enjoy. Attachment photo 1 shows an area marked in yellow that allows me access onto 76a, mainly for the purpose of putting bins out to the front of the house. This is my only side access. Clearly, the extension would fundamentally change this right. Whilst my neighbours have gladly offered to find a solution; essentially to go

around the proposed extension, my fear is that the new owners may not be as open to finding a solution. Therefore, I do not give my permission for this to be altered, and if necessary I reserve my right to take legal action to protect it. I say this for information purposes only and for the applicant and/or their agent to be aware of the matter as to date it has not been resolved.

The drawings submitted show a substantial enlargement of the property. The proposed rear accommodation is shown as a significant extension beyond the existing rear building line, with the elevation drawing showing a rear depth dimension of over 5 metres. The proposal also creates additional first-floor accommodation, including a third bedroom. The proposal should therefore be assessed as a substantial change in scale to the existing dwelling.

My objections to and reservations for the proposed build are:

1. My main concern is the impact the resultant bulk and mass would have upon my kitchen ground floor windows. There are two windows here; a principle window in the centre (attachment photo 2), and a smaller one above the sink (attachment photo 3). The submitted plans show a wall being built two storeys high, just a few metres from these windows. The bigger window (2) is the only practical source of light for my principle living area. Because of the ground floor depth, the central area of the house is dark especially during winter months and I am reliant upon artificial lighting. The impact of significant bulk and mass in such close proximity to this window would block all light received. Whilst the room is served by patio doors at the far end of the room, light does not penetrate to the centre of the house, and therefore this window is critical to maintaining a decent level of amenity within my house. It would also spoil the view from this main window. The other window (3), whilst smaller, also currently offers some light in the dark area. The proposed extension would cut this off completely, losing all daylight and making me entirely reliant on artificial lighting. My view from this window would now become a brick wall; it would feel incredibly overbearing and enclosed.
2. In addition, the proposed development would affect sunlight reaching my rear garden as the sun passes across the position of 76a.
3. I am also concerned about the proposed first floor windows (of the new bedroom 3) and being more overlooked than I currently am,

invading my privacy. The windows would be much closer to my garden than the existing ones (labelled as bedroom 2 on the existing property plans).

4. 76a currently has no off-street parking, meaning that occupants and visitors rely upon on-street parking. The submitted plans provide for a three-bedroom house, which would naturally increase occupancy, and therefore demands for parking. Public transport is limited to an infrequent bus service in Kimpton. There is already substantial on-street parking along this section of Kimpton High Street and traffic constantly backs up in between the parked cars. The road is narrow and parked vehicles can leave only limited space for vehicles to pass. At the bend close to the properties, gaps between parked vehicles are particularly important in allowing traffic to pass. Additional parking demand associated with the enlarged property could reduce the availability of these passing opportunities and could affect highway safety, pedestrian safety and the free movement of traffic.
5. The restricted nature of 76a High Street raises practical concerns during the construction phase. A two-storey extension of this scale would require the delivery and removal of building materials, plant, equipment and construction waste. Given the lack of off-street parking, the narrowness of the High Street and the difficulty with access to the property, I am concerned about the potential effects of the construction activity on the local area and passing traffic. I'm not quite sure how all the necessary vehicles, skips, equipment, building materials etc could be accommodated without severe disruption.

In summary, I find this proposal very difficult to support. Something I do not say lightly, such is my regard for my neighbours at 76a. However, I must also take into consideration my other neighbours and the area as a whole, which would be greatly affected. I therefore believe it fundamentally fails to respect both Local and National Planning Policies and will not therefore be supported.

Regards

Matthew Curtis