

Comments for Planning Application 21/504571/FULL

Application Summary

Application Number: 21/504571/FULL

Address: Greystone Bannister Hill Borden ME9 8HU

Proposal: Demolition of existing property and erection of 2no. five bedroom dwellings with associated parking and private amenity space as amended by drawing no's. 21.29_PL_11 Rev A; 21.29_PL_12 Rev B; 21.29_PL13 Rev B; 21.29_PL14 Rev A and 21.29_PL_20.

Case Officer: Claire Attaway

Customer Details

Name: Mr Graham Hawkins

Address: Bellami, Hearts Delight, Borden Sittingbourne, Kent ME9 8HX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the Report to the Planning Committee for the Meeting on 9th December published on 30th November, following the Member's Site Meeting on Monday 29th November. Specifically, I wish to comment on the statements made in item 1.3 of the Report relating to overshadowing and overlooking.

The property Wykeham will be severely overshadowed by the proposed house on Plot 4. The footprint of the house marked out on site for Monday's Site Meeting showed the sheer scale of the property and made it easier to see its closeness to the rear boundary of Wykeham and envisage the impact its proposed height will have on the amenity of the rear garden of Wykeham. The inaccuracy of the plans, particularly proposed levels, was highlighted after the first submission in August. An accurate cross-sectional drawing showing proposed site and finished floor levels has still not been submitted. The Applicant has merely said the finished ground level at the boundary will be approximately 650mm above the neighbour's garden level. Surely accurate detail pertaining to levels should accompany the Application, and not be subject to an amended condition once Approval has been granted. Furthermore I cannot believe the overshadowing impact the proposed house on Plot 4 will have on Wykeham complies with routinely applied Council standards.

Item 1.3 of the Report states the privacy of the properties to the east of Plot 4 has been safeguarded. It hasn't. The Design and Access Statement states the site is "well screened with trees and hedges providing good privacy to the adjacent properties", and the two dwellings "have been designed to minimise height and visual impact from neighbouring properties". These are not accurate statements. The tree and hedge screening referred to has been removed by the Applicant and the rear rooms and garden of my property Bellami are now overlooked by the property Greystone. Of course, the Applicant was perfectly entitled to remove the screening, and the resulting overlooking impact has subsequently been mentioned by the Planning Officer in

response to my concerns. The rear wall of Greystone is 33m away from the rear wall of Bellami. The rear wall of Plot 4 will be no more than 20m from the rear wall of Bellami. This is a significant worsening of the overlooking issue. The realistic angle of vision from the first floor windows of Plot 4 will cover 85% of the rear garden of Bellami and allow invasion of the privacy of the rear rooms. This issue was exemplified when the Applicant moved the topsoil spoil heap from behind Wykeham to behind Bellami. At one point the Applicant's excavator was in an elevated position on the heap, in the position of the proposed rear wall to Plot 4. I happened to be at my kitchen sink. The excavator operator noticed me, and shortly afterwards a director of the Applicant knocked at my front door, introduced himself and assured me there was no danger to my fence. The excavator operator was close enough to see concern on my face and, without any form of communication from me, must have felt he had to report to his director.

A final point. I understood from the Planning Meeting on 9th November a Traffic Report on Bannister Hill/Hearts Delight was to be commissioned. A Technical Note on traffic movement within the site is now on the Planning Portal. Can we still expect a Traffic Report on Bannister Hill and Hearts Delight? The projected increase in traffic in this area from the eight already approved dwellings at Greystone and Hillyfields is a major concern to residents.