Riverside Cottage
Foxt
ST10 2HN

For the attention of:

Ms Lisa Howard
Handling Officer

2nd December 2016

Ref. Planning Application No.

SMD/2016/0729

Dear Madam

I wish to formally lodge my objection to the building of this 3 bedroom bungalow on the garden of The Malthouse, adjacent to the Fox and Goose Car Park.

This matter is not about my personal reservations, but about the preservation of the history, heritage and character of Foxt as a rural village. Since the first house was built in Foxt circa.1632, all subsequent houses have been located to benefit from the available aspect and to respect the aspect from near properties.
This is why Foxt has evolved into the well spread out village which forms the character of the village. This proposed development has a direct effect on the aspect from several properties.

When I bought Riverside Cottage in 2010, I was advised that there was a moratorium on building new houses in Foxt unless to fulfil a specific social need requirement. This application clearly does not fit into that category but merely forms a commercial development.

This site was the subject of a previous application, Ref. SM 9831, by a Mr H Wilkins, which was refused on the grounds of these following observations and recommendations at the time:-

> "That in the absence of any local need, it is felt that the proposal should be resisted and that there is no justification for the development.
>
> Refusal on the grounds that the site is unallocated for development and any building would affect the traditional open character of the settlement to an unacceptable degree, would restrict views out of the village, and furthermore, development of this particular frontage could well set a precedent for several other infill frontages, and that cumulative effect of such development would be to destroy the character of the settlement."

I would suggest the above grounds for refusal are still valid today, as they were then.

A further comment is that any infill boundary has no justification for a small village but is a policy suited to more urban areas.

I respectfully request that the Planning Authorities refuse this application.

Yours faithfully

P. M. Goram (Mr)

c.c. Ipstones P.C.