From: Emma Wragg <>
Sent: 15 October 2018 08:37
To: Planning (SMDC)
Subject: Ref: Planning Application Number: SMD/2018/0604

Categories: Blue Category

I am writing with reference to the recent planning application number referenced above to raise my concerns in accordance to the letter received.

My concerns are as follows:

1. The existing light into my property is already restricted from the adjoining side due to the nature of the buildings and there is little space between the edge of my property with the proposed extension which I feel with further affect the light into my property.

2. Item No6 on the application asks about trees and hedges; the application clearly states that there are NO hedges or trees within falling distance however this is not true.

3. Privacy; At the moment because of the angle of the neighbouring bedroom window I have a good amount of privacy within my front garden and conservatory however with the proposed extension I believe that this will be significantly reduced.

4. I also have concerns about the affect on the drainage and works required on the drainage and the affect on my front garden during the building process. The current drainage runs through my front garden to the neighbouring farm which is where our shared septic tank is situated.

Previously Mr & Mrs Bedford have applied for planning permission in relation to access to their property, Application Ref: SMD2017/0629. The application approval set certain recommendations which I do not feel have been adhered to and which puts my property at risk of damage which leaves me lacking confidence that I will also be affected negatively again in any future plans.

As part of SMD2017/0629 Mr & Mrs Bedford wished to cut off the only way for me to a access my property (without consultation); to my knowledge this was not granted however have since installed gate posts with the intention to install a gate and or block this entrance; this would not be a safe or reasonable distance from the highway according to planning regulations.

In advance of the previous driveway application I was given verbal assurances from Mrs Bedford stating that proper bonding materials would be used for the driveway and that drainage would be used to avoid potential damage to my garage & my home and; ensuring that the existing fencing would be replaced ensuring that there would be no chance of my garden been affected by any subsidence which is quite possible given the steepness of the bank. This has not been the case and my garden has now been left vulnerable as a result of the driveway being installed.

In addition, part of the previous application also included being able to use the front garden which adjoins my property on the other side as a driveway/parking area, this planning permission was refused, however despite this the front gate was removed and this land has been used for parking on occasion.

I am happy to discuss any of the points raised.

Kind regards

Emma Wragg
Threelows Cottage