

From: [Linda Hack](#)
To: [Planning Comments \(SMDC\)](#)
Subject: SMD/2022/0593
Date: 22 December 2022 21:11:13

Dear Sirs

We are in receipt of your letter regarding the proposed building development for Mr & Mrs Humphreys in their garden directly adjacent to our home - **70 Brookfields Road, Ipstones, ST10 2LY**

Herewith are our comments - **we wish to oppose most strongly.**

1. The proposed new building is in the curtilage of a GRADE 2 listed building.
2. Despite the applicants assertions regarding extra housing needed in Ipstones, this site at Meadow Place Farm (indeed this whole immediate area) clearly has not been identified in SMDC's own 'Potentially Suitable for Development Plan (4.7 Ipstones July 2015))
3. The proposed new structure, even at this 'outline application' stage, would actually appear to involve the potential for two dwellings, thus giving rise to our concern that this may become at some point an adaptable letting space as an extra part of their existing holiday accommodation business. As if any dwelling were not a considerable issue, this would inevitably cause us exacerbated disturbance.
4. The plan shows a 3m high 'hedge' offering screening - although the wording actually seems to suggest screening FROM us rather than FOR us! Surely a hedge cannot be a sufficient safeguard for ANYONES'S privacy as part of a planning consent - for it can later be easily removed or indeed die.
5. The existing 'robust hedging' being alluded to between the proposed development and our property is actually (dreaded) leylandii which has caused some 'differences of opinion' over the five years of our ownership of **70 Brookfields Road**. Although thankfully now reduced in height, it still rises from 2.5m (ironically in line with the new development!) to almost 4m in a series of somewhat bizarre steps.
6. Although the plans only show height contours up to the edge of our property, it should also be noted that our bungalow & garden sit significantly lower than their plot. Inevitably any new structure would reduce our privacy.

So - overall - we **wish to oppose most strongly** the proposed development for the considerable negative impact it would have on our privacy and enjoyment of our home & garden. These we consider, thankfully, NOT to be part of what the applicants in their 'Impact Assessment' statement call 'effectively sitting within a modern housing estate'! We further contend that whatever 'detail design' is produced, the development **most certainly would** 'affect the amenity of the neighbouring properties' ... especially ours.

Thank you for your time and consideration of these points.
Respectfully yours

Revd Arthur & Mrs Linda Hack
70 Brookfields Road
Ipstones. ST10 2LY