From:	Johnston, Christopher
To:	Planning Comments (SMDC)
Subject:	FW: OBJECTION TO NMA/2023/0024
Date:	16 October 2023 12:40:14

From: diana kay
Sent: Sunday, October 15, 2023 6:47 PM
To: Johnston, Christopher
Cc: Emily Holland
Subject: Re: OBJECTION TO NMA/2023/0024

Dear Mr Johnston,

I very strongly object to the amendments suggested by Mr Bain.

The lodge has not been built in accordance with the approved plan. It has been considerably enlarged by filling in what was supposed to be a open area for the door, which was set under an overhanging roof. This changes the character completely and has removed the only thing that could have been considered an architectural detail. Also, the door has also been built in the wrong place, not where it was shown on the plan.

If the applicant wanted to make amendments this should have been requested before the work was done.

When planning permission was sought, page 5 of the heritage statement said -

2. View from Paradise Farm (left) to Rosehill (to right of telegraph post). ***It may be possible to glimpse the southern of the holiday lodges from this viewpoint but the impact upon the setting of the listed building would be negligible****. It would be little different to the current impact, as there is already a garage to the north of the proposed southern lodge*.

At the time I wrote to you to let you know that this was incorrect and that the photo did not show the area where the lodge was to be sited. There are no trees to shield it from view so the impact is far from 'negligible', it has a massive visual impact. The lodge is now the dominant feature in the landscape and has a hugely detrimental impact on the landscape in general, but particularly in relation to the listed 'Paradise Farm'.

I believe that the conservation office should be consulted in light of the the fact that the lodge has such a great visual impact on a listed building and the character of this historic landscape.

The original plans should have shown steps if they were needed. I believe that the reason they were not shown was to give the impression that the lodge was to

be built at ground level. It has been built up by nearly a metre so the idea that it could only be 'glimpsed' was misleading. This situation will be made worse by permitting further building work. In fact, the applicant should be asked to plant trees to screen the area as much as possible and mitigate the current situation.

The decision documents states -

4. The permission is granted in strict accordance with the approved plans. It should be noted however that: **(a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action. (b) Variation to the approved plans will require the submission of a new planning application.**

The application approval document stated that the new lodge must not be larger or higher that the garage development. I believe that the additional steps and balcony area area, coupled with the infilled door area, will mean that it will be larger than the garage and therefore exceed the permitted area.

The addition of a flue should be rejected as it is not on the original plan, out of keeping, and dangerous in a wooden building. A particular danger would be embers landing on an exterior wooden structure.

In conclusion, my feeling is that an applicant should not be allowed to give misleading information about the visual impact of their development, build something that was not approved, and then try to increase the footprint to a degree where it vastly increases the detrimental visual impact, especially in relation to a listed building, and further contravenes the approved plan by making it the larger of the two buildings.

I hope you will take these points into consideration and both reject the current amendments and insist that the applicant builds only what was approved.

I would be grateful if you would acknowledge the receipt of this email.

Kind regards,

Diana Gardner,
Ash Croft, Nabb Lane,

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