From: DevelopmentControl
To: DevelopmentControl
Subject: Comments for Planning Application 25/00554/HHFUL
Date: 21 April 2025 22:28:28

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/04/2025 10:28 PM from [redacted]

Application Summary

Address:	21 Water End Alwalton Peterborough PE7 3UY
Proposal:	Erection of timber framed garage with room above and replacement and raising of roof of existing garage to create a gym with raised floor level
Case Officer:	Robyn Kerrigan

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	Lynch Cottage Water End Alwalton Peterborough

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	
Comments:	Our comments are related to the new 15 x 6.3 x 5.9m outbuilding. This building sits close to our boundary, raising potential concerns regarding overlooking and overbearing dominance with impact to the open vista within the conservation area. There is a considerable difference in site levels between the proposed development and our property, which is not detailed in the plans. This makes it impossible to comment on whether the 5.9m high building would be overbearingly dominant, or if it would interfere with our views. Overlooking. As no sections have been provided by the applicants, it is not clear if the proposed dormer windows facing our property and garden are at eye level, and if they will give a view in to our garden or through the windows of our study. As is not possible to judge from the drawings whether there will be any issues of impacting on views or affecting privacy. We would like to reserve the right to comment once the applicants have provided a section through the building (to show the level of the dormer windows relative to floor level) and a section across the boundary to show how much of the building would be visible from our side. In the event a height is approved that would make overlooking an issue, then it would be important there are no windows on this south side (windows on the other 3 sides are fine), or at a minimum such windows are of frosted glass. South facing windows roof windows may also be undesirable due to the thermal impact on the building.

Kind regards