Dear Olivia,

I object to the above planning application (25/00156/HHFUL).

Civil matters

The roller shutter has been attached to the pillar that forms part of wall at our property, No. 45. Even if this was considered a party wall the applicants did not get our consent and proceeded with the works despite being asked to cease. The properties only share a wall at first floor level.

Planning matters

Whilst we acknowledge the applicant's comments about the shutter door the personal circumstances of the applicant are not a material planning consideration. Livelihood and risk of theft are not material planning considerations and should not be taken into account as part of the determination process.

Planning policy, amenity and imposed planning conditions are material planning considerations. These should form the basis of the planning decision.

The works have had a detrimental impact on our residential amenity at No. 45 as it has led to unacceptable noise and vibrations from the roller shutter door on us and the sound insulation between the properties appears to have been compromised by the applicants drilling into No. 45's wall and the under part of the croft. When the shutter is down it creates an echo and any noise (such as shutting doors, work being undertaken etc) echoes which can be heard from the ground and first floor level of No.45. This has only been an issue since the shutter has been installed, we never used to suffer from any noise pollution previously. Especially as the house was purchased as a link detached house, it is now attached at ground and first floor level. The retention of the roller shutter door will continue to impact on our amenity and the amenity of future occupiers of No.45.

Roller shutter garage doors are well known to be noisy by design, they are prone to noise from the moving parts and heat can cause the doors to expand causing additional friction leading to screeching and rattling as the door opens and closes. The orientation of the front elevation and the black colouring of the door are even more likely to make the existing noisy door noisier as time progresses due to the exposure to the sun. Black is the colour that absorbs most heat. Black metal doors are also prone to fade more quickly and the door would become even more of an eyesore in the future. If permission was given for this door how could control of the appearance and style of the door be controlled should it be replaced?

Contrary to the applicants' claims, should permission be given for this they would then be able to open and close the additional shutter door at will and given their justification is because of risk of theft one would assume that they would close the shutters all the time. Should this application be approved, it would be impossible to regulate the noise created

through the use of the shutter and any other noise created through what was once an open space. I am concerned that by enclosing this space, we would be unable to maintain or access our wall should an emergency occur if the residents of No.43 were present.

It concerns me that in the submitted 'Proposed Plans and Elevations' (drawing no. 1016/002) there is a double dotted line at the rear of the carport which replicates the dotted line at the front which is enclosed by a shutter. I ask that amended plans are submitted removing said dotted lines as part of this planning application.

Senliz Road is a prominent and highly visible part of the Alconbury Weald development which has a Design Code that the developers are required to adhere to. This application is contrary to Key Phase 1 Design Code and the retention of this shutter would set a dangerous precedent for the wider development.

The applicants already have a set back and detached garage that would be suitable for parking vehicles, including suitable for the van. Contrary to Condition 9 of original planning permission 18/02223/REM this garage is not being used for parking. By continuing to use the shutter the applicants are in breach of Condition 9 by not using the garage and the parking spaces, as approved under 18/02223/REM. The reason for the Condition is to ensure that parking spaces are provided and retained in the interests of highway safety. By virtue of any vehicle parked in front of the shutter, highway safety is directly being impacted on harmfully.

The PD Rights for this property were removed as part of planning permission 18/02223/REM in order to allow the planning authority to retain control of the wider development and to protect the appearance and character of the wider development as well as neighbour amenity.

Condition 9 of 18/02223/REM requires the parking spaces to be retained as parking spaces. It is therefore inappropriate of the applicant to suggest a condition could be set not to close off the back of the croft. The introduction of a wall would prevent the detached garage from being accessed for parking.

The applicant's plot is Plot 105 on planning layout plan ref 003 E in planning permission 18/02223/REM and this clearly shows that as a result of the development the shutter would bisect a parking space resulting in the loss of parking and is therefore contrary to the Key Phase 1 Design Code.

On page 184 the Design Code states, on plot parking between dwellings MUST be set behind the building line with spaces being designed so as to not allow for tandem parking projecting forward of the building line. The front elevation line can be seen on the applicant's application. When the shutter is down, the front parking space is bisected, resulting in a vehicle parking significantly forward of the building line.

The installation of the shutter is contrary to Key Phase 1 Design Code for front access drive through with views through to the rear of the properties which create a greater feeling of

openness to street scenes. The shutter encloses the croft and would be at odds with the wider street scene, creating an unattractive and out of character feature in a well-designed street scene. The deployment of the shutter has a harmful impact on the street scene also because it creates a flat facade which is at odds with the street scene for set-back detached garages and views through under the crofts. The two properties now have the appearance of a large single dwelling or multiple occupation building with a central garage which is an incongruous feature.

Conclusion:

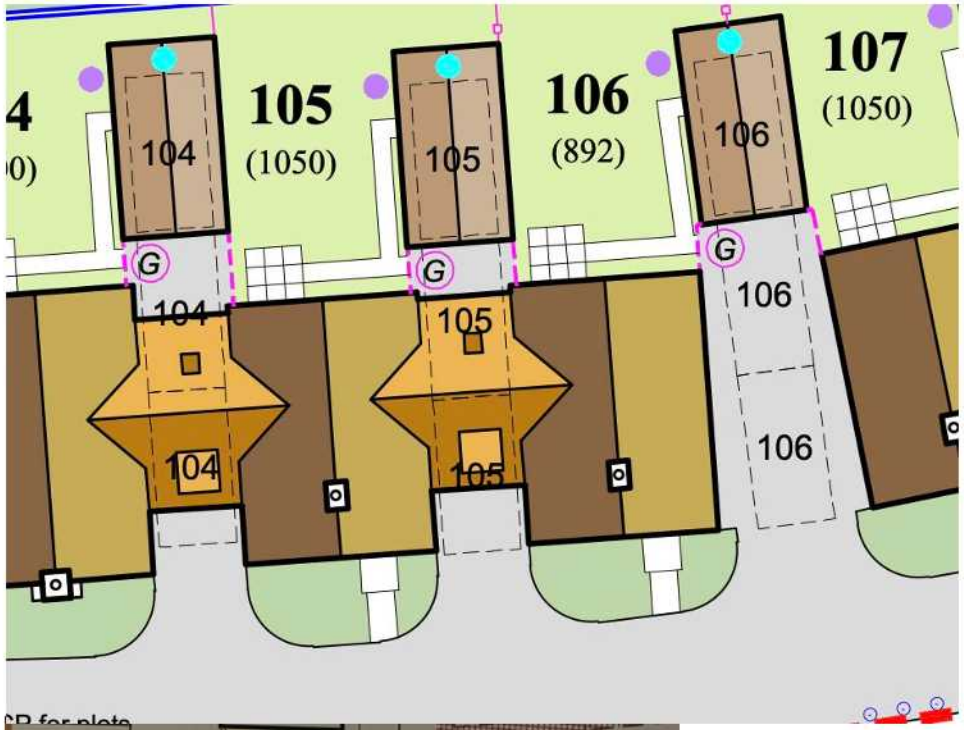
The application is also contrary to restrictive covenants that are not overridden by planning.

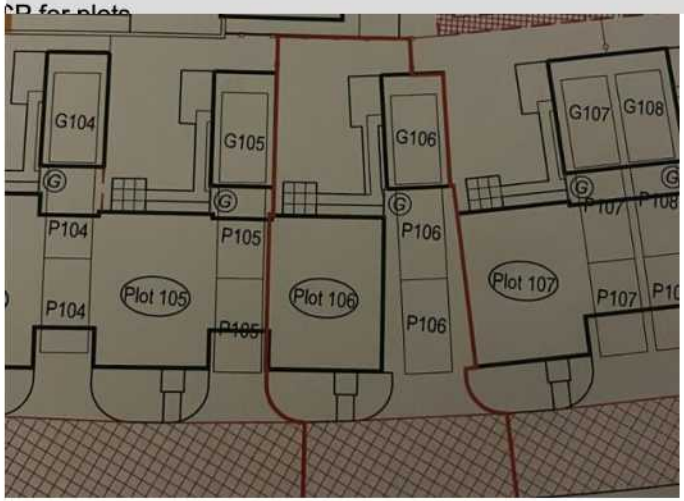
The concerns relating to design, amenity and restrictive covenants has been raised with Urban and Civic who have advised us that should the planning application be approved it would set a damaging precedent for the development. They have advised us they have been in contact with the Planning Department.

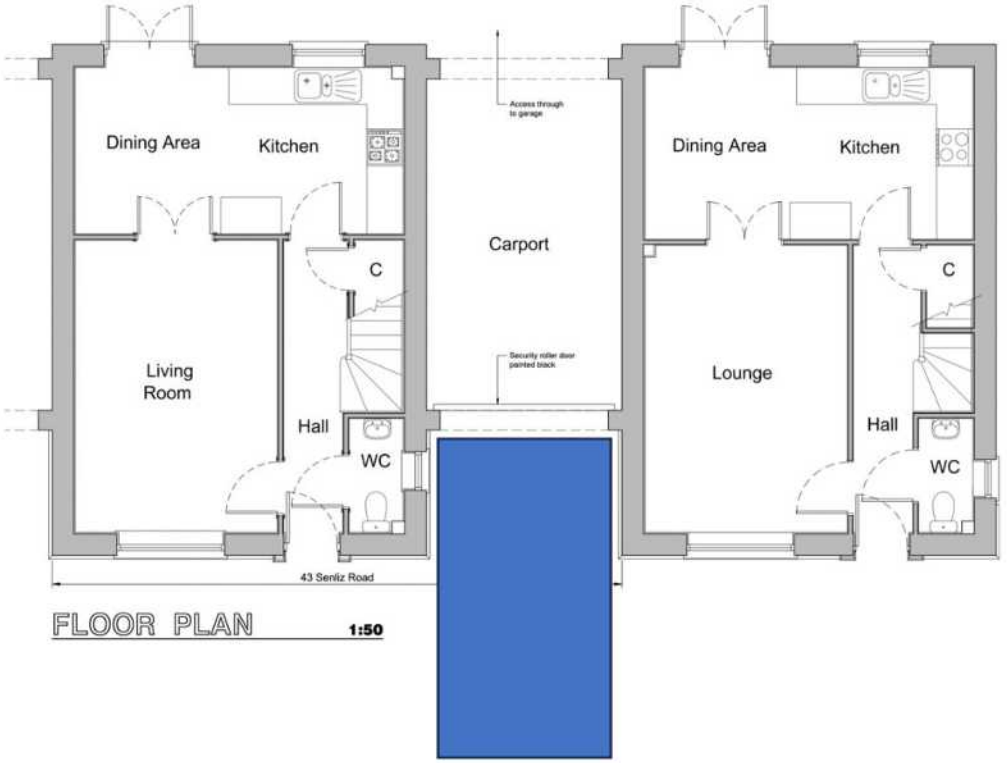
The development is contrary to the National Planning Policy Framework (NPPF) paragraphs 8 (b), 134, 135 and 139 and policy LP 14 of the Huntingdonshire Local Plan (HLP) as it fails to reflect local design policies and is out of keeping with the street scene. The unauthorised development has resulted in a harmful impact on the amenity of No.45 both visually and from a noise impact. The development is contrary to the Design Code for Key Phase 1 of the Alconbury Weald development which requires on plot parking not to project forward of the building line and because it has resulted in the loss of parking which is contrary to Condition 9 of planning permission 18/02223/REM.

Yours sincerely,

[redacted]







Please see above blue box, which is indicative of a full parking space. It is significantly forward of the building line.