Brandon House
21 London Road
St Ives
PE27 5ES

6 January 2025

Development Services
Huntingdon District Council
Pathfinder House
St Mary's Street
Huntingdon
PE29 3TN

Dear Sir or Madam,

Re: Planning Application 24/02407/HHFUL THE PALMS, LONDON ROAD, PE27 5ES

I am writing to express the following concerns with the above planning application:

As an immediate neighbour, I feel the proposed scheme would dominate this site and, as a result, have an overbearing impact on our amenities to an unreasonable degree.

The Palms sits within a conservation area and between two Grade II listed buildings. With the design being very large and predominately flat-roofed, the plans are neither sympathetic to the existing building nor the neighbouring properties and therefore offers no enhancement to the built environment.

With a total floor area of 169m2, I believe the proportions and mass to be discordant with the existing property. The proposed plans would almost double the existing footprint.

The design has very limited relief provided between the old building and new extension which would create a very long, linear and oppressive brick facade.

The proposed extension would project 9m from the existing house and 13m from the rear of my own property. At a height of 3.65m and with ground levels sloping from front to rear, the result would be a 9m parapet wall exceeding 4m in height from ground level - an overbearing presence that would significantly affect our living environment.

As you will be aware, the property sits within a flood zone. The garden regularly fully floods due to a rising water table when the defences are working at their hardest. With ever increasing and record water levels being seen over the past two years, it should be noted that the garden floods to what would be within a few metres of the rear of this proposed extension and should be a concern to all involved.

Whilst I have no objection to the garage extension and would welcome a well-balanced, thoughtful, and sympathetic proposal, I must strongly object to this current application in its present form.

Yours sincerely

[redacted]