This document deems to explain why the neighbours of No 5 Bridge Terrace St Ives are objecting to the development work which requires planning consent.
I am acting as a friend, independent observer and agent of both adjacent families who, for the past year or so have been unnecessarily worried by, in our view , unwarranted proposed immense changes to a small 2 bedroom cottage
These objections are submitted in addition to any
Other objections submitted by the family and neighbours

Firstly, we sadly question the competence of professional consultants who have not provided sufficient to allow the planning officers or Neighbours to understand the full impact upon their lives and properties this development will have
The owner on No 6 have tried to discuss with the applicant. It is our opinion The applicant has not been given the full facts, which involve employing Structural Engineers as well as legally trained Surveyors to prepare the and complete their application
The effect of this quest for expansion of No 5 upon owners of No 4 is very serious [redacted]
Secondly
The planning laws calls for full consultations with neighbours and local community
The applicants have discussed with No 6 but the owners of No 6 did not listen or did not understand the full program of works required

We refer you to the Proposed plans as well as the design and access statements of No 5
We observe that the 2 storey extension will block the light into the living rooms of both properties
The Single storey extension will again create a shadow over No 4 ' s walkway and kitchen and block the light into No 4 Please refer to HDC design guide
We do not observe any reference within the planning application to a technical method statement or any indication how the project is going to tackled
I explain,
This proposed complex construction which will structurally affect both adjoining properties foundations to be supported
and boundary walls to supported. All this work requires a party wall agreement by prepared by a specialist surveyors
The party wall act extends upto 3 metres from the boundary of both adjoining properties (total 6 metres) across the site
If this application is approved whole or part
A party wall agreement would need to be prepared by 2 specialist surveyors one for each party and structural Engineers all paid for by the applicant as stated within the relevant party wall act laws
Before considering the agreement our request would include;
Full structural Engineer surveys of all 3 properties before any construction took place

Full flood risk analysis reports
Both properties (4 and 6 ) and occupiers to be fully insured before during and up to 5 years after completion of the project
For demolition, a full report method statement how the materials would be disposed of this report must include a detailed Asbestos report and how the neighbours will be protected against dust
We are very concerned about both, the short and long term adverse structural affect upon both properties the construction of loft conversion and the extensions will cause.
At end of the agreement term a final structural survey If proven a success, Then the 5 years the insurance bonding can be released
Three
The construction of a velux window in the loft
May we remind you that this row of dwelling contains properties that are " listed"and over the years many owners of the properties in the row have been advised by planning that roof lights in the back roof ok front roof not negotiable
The same rule applies to roofs which face the main road in parts of the Waits in Stives and other local conservation areas of Huntingdonshire
The answer to this request is in the term "conservation"
Four
The loft conversion
We question the fact that usable size of the. Loft meets the minimum size for a double bedroom ?
The drawings do not show the actual full details after the insulation, ceiling and walls have been installed
Five
The request for rear extensions so close to the boundaries: Result
A Party wall agreement to be agreed before start building
The reasons for this have been previously explained but we would require a solution to overcome The effects of Light starvation to both adjoining properties especially No 4

The rear dining room window In No 4 Is already starved of light by the existing rear extension of number 5
In addition there is no dialogue regarding access on other people's property or if and when the extensions are built no Agreement for access to maintain.
Six
Parking arrangements
May we remind the applicant that there is no parking arrangements allowed on the rear access lane Only way of passage
Thus any requirements for additional parking needs to be clarified prior to approval
Seven
To update your officers
No 5 has started to demolish part of the historic joint brick and lime mortar boundary wall having little regards to its historic values
Seven
The applicant at No 5 explained to the owner of No 6. That they had met a planning officer from your office and had been given advice. Based upon that advice they felt very

confident that this new application meets the full requirements of your planning department.
In my experience I would like to believe this simple information was misunderstood. I would love to believe that the information provided was conditional and that the many departments including Parish council The listed building dept / Highways / environment / Flooding / even considering objections of the neighbours
Finally
We wish all this unnecessary worry and concern to be legitimised within in a sensible plan of action
A plan of action which takes into consideration the original size of the property as well as

A The adverse effects a massive increase in size of this tiny property will have upon the immediate environments , both natural and human
B

How your Representatives present advise to people who really do not understand the English / UK Planning Laws.

And to include a comprehensive design and access / Method statement

Thankyou [redacted]

For privacy
No 4 Bridge Terrace also refers to the occupants
No5 Bridge Terrace is the occupants of the proposed application
No 6 Bridge Terrace also refer to the occupants