[redacted]

From: DevelopmentControl
Sent: 16 April 2025 15:14
To: DevelopmentControl
Subject: Comments for Planning Application 24/02414/HHFUL

Categories: [redacted]

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 16/04/2025 3:13 PM from [redacted]

Application Summary

Address:	30 Ansley Way St Ives PE27 6SN
Proposal:	Proposed annex
Case Officer:	Robyn Kerrigan

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	32 Ansley Way St Ives

Comments Details

Commenter Type:	Statutory or non- statutory consultee
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We are objecting to the proposed annex at 30 Ansley Way based on the impact it will have on the area due to the layout and density of buildings and its potential use as a separate rented dwelling. The house already has a converted double garage (advertised in 2022 as being a home studio/office and shower room) that is currently rented as a separate dwelling to a third party through a letting agency. The plans show that the proposed annex will have a kitchenette, shower and toilet. This provides the potential for use as a second rentable one-bedroom flat rather than a gym, office and occasional guest room as described. The existing converted garage could serve as the gym, office and occasional bedroom as outlined in the planning proposal without building the proposed additional annex. However, the owners are choosing to rent it out commercially. In addition, the proposal makes it possible for two single dwellings to be rented out. Layout and density of buildings has the potential to have the following adverse impacts: *Existing drains: The volume of use from the proposed annex, in addition to the already existing privately rented converted garage may lead to further sewage issues.

*Flooding: The Environment Agency states the address is at medium risk of surface water flooding. The loss of porous ground resulting from the building decreases the ability of the area to drain surface water and places further strain on the drains.
*Parking: The property is in a cul-de-sac. Roadside parking can create access problems. Currently, the parking for 30 Ansley Way does not allow for more than two cars to park on the property without limiting access to other private driveways including that which runs in-front of 30 Ansley Way which is wholly owned by another property. The proposal has the potential to lead to a five-bedroom house and two single bedroom annexes being served by two parking spaces.
We also note that the biodiversity report is incorrect. There is a pond within 250m.

Kind regards