

Dear Planning Officer,

I am writing as the occupier [REDACTED]
[REDACTED] the proposed development at No. 8, to formally raise four specific concerns regarding planning application **P/26/0897/FP**.

I am not objecting simply because my neighbour wishes to improve their property. However, there are four aspects of the proposal which I believe require further consideration because of their potential impact on our property and our enjoyment of our home.

1. Intended use of the proposed family room

The plans describe the proposed accommodation as a “family room”. However, we have previously been told by our neighbours that the intention is for their daughter to live in this accommodation.

I appreciate that accommodation for a family member does not automatically constitute a separate dwelling. Nevertheless, given what we have been told, I would ask the Planning Authority to clarify the intended use of this part of the development and consider whether its layout and facilities would allow it to operate as effectively independent residential accommodation or an annexe.

I would also ask that, if permission is granted on the basis that this remains ancillary accommodation to the main dwelling, an appropriate condition is considered to ensure that it remains ancillary to the main dwelling and is not subsequently occupied or let as an independent dwelling without the necessary planning permission.

2. Log burner/flue and proximity to our opening Velux windows

We are particularly concerned about the proposed log burner and associated flue because of its close proximity to our property.

At the rear of our house, immediately adjacent to the proposed development, we have opening Velux roof windows serving a bedroom, our bathroom and our [REDACTED]

Our particular concern is that smoke, fumes and odours from the proposed flue could travel towards our property and enter these opening windows. This could potentially prevent us from comfortably opening them for ventilation.

Of particular importance, the Velux windows serving the bathroom and our [REDACTED] are the **only opening windows providing ventilation to those rooms**. Any smoke or fumes affecting these windows could therefore have a significant impact on our ability to ventilate them naturally.

I would therefore ask that the proposed position, termination height and specification of the flue are carefully assessed in relation to [REDACTED] specifically, the position and height of our opening Velux windows.

I would also ask that the applicant be required to demonstrate that the installation will comply with all relevant requirements concerning the safe dispersal of combustion products and that it will not result in an unacceptable smoke, fume, odour or nuisance impact upon [REDACTED]

3. External air-conditioning unit and noise

We are also concerned about the proposed external air-conditioning equipment due to its close proximity to our property.

Unlike occasional domestic noise, air-conditioning condenser units can operate for prolonged periods and potentially during evenings and overnight. Compressor, fan and vibration noise could therefore have a significant impact on neighbouring bedrooms and our enjoyment of our property, particularly during warmer weather when our windows are likely to be open.

Given the proximity to No. 6, I would ask that the applicant provides details of the exact location, make/model and rated noise output of the proposed equipment, together with an appropriate assessment of the likely noise levels experienced at our property.

If the application is approved, I would ask the Council to consider appropriate conditions relating to maximum permissible noise levels, vibration isolation, positioning/screening and hours of operation in order to protect neighbouring residential amenity.

4. Existing trees and established vegetation

I would also like to draw attention to the established trees and substantial vegetation immediately adjacent to the proposed development and close to the boundary between [REDACTED] and [REDACTED]

I note that the submitted application form states that there are **no trees or hedges on the property or adjoining properties within falling distance of the proposed development**, and also states that no trees or hedges will need to be removed or pruned in order to carry out the proposal.

However, there are substantial established trees and vegetation within this area, as can be seen in the photographs I have attached. These do not appear to be identified on either the existing or proposed drawings.

Given the proximity of the proposed extension to this established vegetation, I would ask the Planning Officer to confirm whether the information provided within the application accurately reflects the existing site conditions and whether any of these trees or vegetation will need to be removed, significantly pruned, or could otherwise be affected by excavation, foundations or construction of the proposed extension.

I would be grateful if this could be considered as part of the assessment of the application.

These concerns are not intended to prevent reasonable development of the neighbouring property. Our concern is simply that the development, as proposed, should not create avoidable problems for our home once construction has been completed and that the application accurately reflects the existing site and intended development.

Given the very close relationship between the proposed development and [REDACTED] [REDACTED] would be grateful if these four matters could be specifically considered before the application is determined.

I would also **welcome a site visit by the Planning Officer**, as I believe seeing the relationship between the two properties in person would assist considerably in understanding the proximity of the proposed flue and air-conditioning equipment to our house, bedrooms and opening Velux windows, as well as the position of the existing trees and vegetation in relation to the proposed extension.

[REDACTED]

Kind regards,

[REDACTED]