From:

16 February 2025 17:23 Sent:

To: **Planning** Cc:

Subject: Planning Proposal 3/2024/1028 Objections

Planning objection letter Attachments:

Planning objection supporting evidence.pdf

▲ External Email

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Dear Sir or Madam

On behalf of myself and my neighbour, please find attached

- 1. Our objections to the above planning application
- 2. Supporting documentary evidence

If you require any further information please do not hesitate to contact me.

Yours faithfully

Formal Objection to Planning Application

Dear Sir/Madam,

12th February 2025

I am writing to formally object to the planning application 3/2024/1028 submitted by Ms Powell, for the proposed development at 4 Orchard Cottages, Branch Road, Waddington BB7 3HR. As a concerned resident, neighbour and member of the local Waddington community, I have several reservations about the potential impact of this development on the local area.

The proposed development is within the Waddington Conservation area which has a well-documented set of management guidelines on which any planning decisions are based. These guidelines are intrinsic to the fundamental philosophy of the conservation area, that is, to encourage the retention of original architectural detail, special character and appearance. As a result, only carefully considered and sympathetic schemes should be approved.

I have attached the Appeal Decision document dated 27th August 2003. This granted the original planning permission for the 4 cottages to the rear of the Waddington Arms Public House in Waddington – the 'Orchard Cottages development'. It was clearly recognised that in view of the location of the site within the Waddington Conservation area, that several additional conditions were imposed. These included three key conditions which relate to this planning application.

- All vernacular architectural traditions are to be maintained in terms of style, design and materials used
- 2. Doors and windows should be retained in the original design to be sympathetic to the character of the property
- 3. Inappropriate extensions of the cottages, or the erection of ancillary structures, should not be harmful to the quality of the conservation area

The proposed development cuts across all the above conditionality through:

- The proposed single storey extension does not meet the conditionality stated in the appeal decision paper. None of the other 3 cottages have any such extensions and all have the same footprint. As such, this proposal sets a precedent that will adversely impact the architectural beauty and symmetry of the properties in the development. It is also at odds with other properties in the village close to the Orchard Cottages development
- 2. The proposed end elevation would mean that on entering the Orchard Cottages development, the proposed single storey extension will be the first thing to be seen. The onlooker would be faced with a large sliding window area which would provide views into the property, especially in the winter months. This is not compatible with other properties in the conservation area

- 3. Where planning permission has already been granted for large sliding windows in the Orchard Cottage properties, this is where the sliding windows are not visible to the public and therefore have no impact on the neighbouring community. This is not the case with this proposal, as there are direct views into the property when accessing the development.
- 4. The single storey extension has a chimney flue visible on the end elevation above the extension itself. Again, this is one of the first structures to be seen on entering the development. It is not replicated elsewhere in the development nor is it sympathetic to local properties. In short it is an eyesore that is clearly visible to all
- 5. The proposal includes 8 velux roof lights. These will be clearly visible upon entering the development. This is both excessive and unnecessary and not sympathetic with other properties in the conservation area. Where other properties in the development have a roof window, this sits flush within the roof structure and is not immediately visible. This proposal should match that architectural simplicity.
- 6. The proposed front elevation is not in keeping with the front elevations of the other 3 cottages in terms of window locations. To retain the character of the architecture of the development, the front elevation should match that of the other properties.
- 7. The single storey extension will adversely impact the symmetry of the front elevation when compared with the other 3 cottages.
- 8. Parking Spaces for the property the deeds for number two parking spaces and a reversing area in the garden adjacent to the side elevation of the property. To date, these have not been utilised resulting in additional parking congestion on the access road into the Orchard Cottage development. If this parking and turning area was/is enacted, it would help alleviate this congestion. In addition, it would also prevent the erection of the single storey extension, proposed for the side elevation.

The Waddington Conservation Area is known for its distinctive architectural beauty and character. The proposed development is therefore not sympathetic with the conservation objectives in turn eroding the areas' unique identity. The design and features of the proposal should be in keeping with the existing architecture and landscape, to help preserve the cultural heritage of our locality.

Considering the numerous concerns outlined above, and with reference to the original planning appeal of August 2003, which provided clear conditionality for any subsequent planning proposals, I strongly urge the planning committee to reconsider this application. The potential negative impacts on the local architecture and environment, community character and conservation area, far outweigh any potential benefits.

I trust that the planning committee will carefully evaluate my objections and assess the potential consequences of this development on our community and decide in the best interest of all residents.

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- 7. The single storey extension will adversely impact the symmetry of the front elevation when compared with the other 3 cottages.
- 8. Parking Spaces for the property the deeds for detail two parking spaces and a reversing area in the garden adjacent to the side elevation of the property. The erection of the single storey extension, proposed for the side elevation, would eradicate the opportunity to utilise these parking spaces.

The Waddington Conservation Area is known for its distinctive architectural beauty and character. The proposed development is therefore not sympathetic with the conservation objectives in turn eroding the areas' unique identity. The design and features of the proposal should be in keeping with the existing architecture and landscape, to help preserve the cultural heritage of our locality.

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