



25 March 2021.

Dear Mr. Taylor:

Planning Application N° 3/2021/0237

Thank you for your statutory consultation letter dated 9th March 2021, relating to proposed development at 3 Moor Field, Wythall.

We object to the proposed development for the following reasons.

1. The proximity of the development to our dwelling at [REDACTED] with a raised roof line of 1.225 metres will make an incongruous visual street scene, not in keeping with the existing estate, contrary to policy DMG1 of the adopted Core Strategy.
2. Whilst the Planning Officer may intimate that the estate as a whole has a number of true two storey dwellings (we understand these were constructed at the time the estate was developed) they are positioned on the periphery of the estate and are well balanced with other styles of construction. We therefore challenge the view that a precedent has already been established for additional conversions of this type and refer the officer to application 3/2012/0275 at 14 Moor Field, which was refused for a similar conversion to this proposed development. Eventually a revised scheme was approved that makes no architectural contribution to the surrounding locality.
3. The abundance of new larger property within the local area is unquestionable and the proposed development will further erode the stock of bungalows, further depleting the availability of mixed accommodation.

4. The proposed development creates 'overlooking issues' both on the estate and the properties on Milton Road and clearly ignores more intuitive conversions that could be achieved with a more sensitive architectural conversion.

We therefore object most strongly to this unnecessary and imposing proposal

yours sincerely,

