



**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

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to  
**SOUTH EASTERN AREA PLANNING COMMITTEE  
12 FEBRUARY 2018**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 8**

<b>Application Number</b>	<b>FUL/MAL/17/01460</b>
<b>Location</b>	Land Adjacent 104 Imperial Avenue, Mayland
<b>Proposal</b>	Proposed 3 bed dwelling house - chalet style
<b>Applicant</b>	Mr & Mrs Sharman
<b>Agent</b>	Greg Wiffen - Planman
<b>Target Decision Date</b>	14.02.2018
<b>Case Officer</b>	Devan Lawson, TEL: 01621 875845
<b>Parish</b>	<b>MAYLAND</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In

**7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**7.4 Representations received from Interested Parties (summarised)**

7.4.1 A letter has been received objecting to the application from the following and the reasons for objection are summarised as set out in the table below:

- J.W. Bedford – 102 Imperial Avenue, Maylandsea

<b>Comments</b>	<b>Officer Response</b>
1. The window to the rear and doors of the proposed building overlook my property completely as the building is coming across my back garden and is also not in line with the houses in George Cardnell way, also my children's bedrooms are at the rear of my property which is an unacceptable invasion of my privacy.	Please see section 5.4 of the Officers report.
2. Under the basic “right of light” law. It’s my contention that it is compromised by the height of the	Please see section 5.4 of the Officers report.

Comments	Officer Response
<p>roof line of the proposed building.</p> <p>3. I currently have some 18 metres of uninterrupted south facing back garden view. This would be reduced by the physical presence of the new building plus loss of light through shadow, particularly in the winter months when the sun is low.</p> <p>4. The proposed development is not in keeping with surrounding properties and would be too oversized for this plot and constitutes excessive “cramming” of dwellings.</p> <p>5. If there is to be a development I would accept the earlier proposal of a 2 bedroom property which has a lower roof line, reference on drawing 21605/01 as it stated in writing it would not be seriously damaging the living conditions of my property 102, Imperial Avenue. (enclosed highlighted copy)</p>	<p>The impacts of the development have been assessed under section 5.4 of the Officer’s report in regards to loss of light, overshadowing and whether the development is overbearing.</p> <p>Please see section 5.3 of the Officer’s report.</p> <p>Whilst these comments are noted, the application must be assessed on its own merits. Therefore, Officers can only comment on the proposal in front of them.</p>