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From:do-not-reply@ambervalley.gov.uk
Sent:4 Jun 2021 11:20:44 +0100
To:Development
Subject:Online submission - comment on a planning application

Submitted via www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/comment-form

Application details:AVA/2021/0515

Two storey extension to provide a lounge, bedroom and ensuite**Title:**Mrs**Do you want the comment you are about to submit to be shown on our website?**

Name: Margaret Matthews**Address:**27 Moor Lane
Kirk Langley**Contact number:**01332 824872**Email address:**kirklangleyparishcouncil@gmail.com**Name of organisation (if applicable):**Kirk Langley Parish Council**Do you wish to object?**Yes**Grounds for objection:**This planning application is for an extension to an existing dwelling; Stable Cottage at 39 Moor Lane. Unfortunately, due to the limited information submitted in support of the application, it has not been possible to assess the potential impact on the neighbouring property. This is a key consideration in the light of the refusal of a previous application on the site, namely AVA/2018/1185, which was refused on 1 March 2019. Although it appears to be a different design, this new proposal is also in close proximity to The Lawns and may well affect amenity.
Objection is made to the application because it conflicts with the Neighbourhood Plan; in particular, Policy HOUS 5 (2) which states: -
"To be supported extensions to dwellings must be subservient to the existing building in scale and proportion, and must complement its design".
The overall scale of the design appears to be out of proportion to the existing building. The house extension roof appears to be higher than the ridge of the existing dwelling and also has a relatively large footprint. In terms of its design, the proposed extension will utilise red brick and roof tiles to match the existing and this appears to be consistent with the local vernacular. As to whether the overall design "complement(s)" the design of the existing building, or it meets the standard "of a high-quality design appropriate to their local context" (Policy HOUS 4) is a matter which cannot be assessed on the available material. Policy Hous4 applies to extensions as well as new homes.**General comments:**

Confirm you are human:GDPRTick this box to confirm that you have read and understood the above: True