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From:clerk@quarndon-pc.gov.uk
Sent:Fri, 2 Dec 2022 13:12:53 -0000 (GMT)
To:Development
Subject:Quarndon Planning Comments - AVA/2022/0940 / 0986 /0987
Importance:Normal

Dear Sirs,

Please see below comments on the abovementioned planning applications for Quarndon council. Please can you acknowledge receipt.

Kindest Regards

[redacted]

AVA/2022/0987 – 34 Woodlands Lane – This proposal is to hard surface the entire remaining front garden to number 34 Woodlands Lane for car parking, after its existing curtilage has been split to separate off a plot on which it is proposed to build a new 2-bedroom bungalow (see AVA/2022/0986).

QPC is disappointed that no illustration of the impact on the street scene is provided with the application, contravening **Quarndon Neighbourhood Plan (QNP) policy QDBC1: All Planning Applications shall address and illustrate appropriately the impact of the proposal on the street scene and on views from footpaths from which the development can be seen.**

QPC further notes that trees and hedges to the front and sides of 34 Woodlands Lane's front garden have already been removed, in advance of this application, to the serious detriment of the street scene. Creating hard standing for cars on the entire remaining area of the front garden will make this detriment permanent and contravene **QNP policy QDBC1 clause:**

1. **complementing the surrounding street scene in terms of building form, enclosure and boundary treatments;**

The plans propose that surface water from the proposed hard standing should drain to the "main drainage system". This contravenes **QNP policy QDBC1 clauses**:

1. **using permeable surfaces in hard landscaped areas, including driveways;**
2. **ensuring that water run-off onto adjoining land is not increased**

QPC recommends that if AVBC are to approve this application then conditions to restore the boundary treatments (hedges) as far as practicable should be considered. Also, Highways approval of the proposed parking arrangements should be sought, and conditions should be specified to ensure that QNP policy QDBC1 (j) & (k) are adhered to.

Quarndon Neighbourhood Plan together with the (2006 saved) AVBC Local Plan forms the statutory Development Plan for Quarndon. Section 38 of the Planning and Compulsory Purchase Act requires determination of planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise.

[redacted]







