

## AG10. Planning Comments (as of 4pm 09 March 2021)

### Planning Portal Comments:

#### **Application 01**

**PA21/00414 | Single storey rear extension with pool and roof deck | 5-7 Qumran Trevoise Avenue Newquay TR7 1NJ**

#### **SUPPORT**

##### **Mr Jonathan Butcher**

**Comment submitted date: Sun 14 Feb 2021**

I would like to support this application, as I know the area and believe that the proposed build is unlikely to cause any privacy issues. The current ongoing global situation has brought the importance of space usage into the spotlight, and applications such as this use property space in an admirable, appropriate manner.

##### **Mr Simon Thomas**

**Comment submitted date: Fri 12 Feb 2021**

Knowing the area I would like to lend my support to this application.

Privacy is not a concern because outside roof space is already used by Golf Terrace and Trevoise Avenue.

The pool would be non-intrusive and the build would be in keeping with the area.

No impact in terms of light.

I believe we need to support straight forward applications like this which improve an area rather retreat to NIMBYism.'

##### **Miss amanda mason**

**Comment submitted date: Thu 11 Feb 2021**

This is a follow up from previous comment as it submitted before I had finished

I dont think privacy is an issue as everyone else seems to utilise the roofs as terraces.

Can't have for some and not others

This proposal would provide provide lock employment

Additionally it would add value to the Avenue not everyone wants to make money out of where they live but simply enjoy their home

**Comment submitted date: Thu 11 Feb 2021**

With the restrictions of COVID-19 what is there too look forward to?Unable to go out and socialise having your home how you like it is surly good for your sole. I have read the comments about drinking etc and don't agree with this not everyone drinks and therefore we shouldn't be tarred with same brush

### **Ms Julie Kahn**

**Comment submitted date: Wed 10 Feb 2021**

I am writing in support of this application as there has already been a precedence set in terms of erecting a roof terrace. A casual glance will show that there are already roof terraces in place.

Regarding the subject of noise - it is already a crowded and noisy avenue and we all know about the drugs and drinking and partying that goes on well into the night along here by non-home owners, might I add!

Re the amenity of the pool itself, from a planning perspective I find it in keeping with the decor an current usage of the property itself.

Ultimately I view this application as a positive for the area and based on what it says it is rather than what it may or may not be in the future.

### **Miss Lizzie Tingey**

**Comment submitted date: Tue 09 Feb 2021**

I support this application as for the following reasons:

1. Allows for additional amenity in a covid risky environment
2. In keeping with the current premises
3. Provides additional garden space on their first floor just like others use their roof pace in the terrace
4. The plans look well thought out

### **Mr Paul Clarke**

**Comment submitted date: Wed 03 Feb 2021**

I think that a swimming pool is a great use of the space, which is not really big enough for the design of a beautiful garden, so why not put it to good use and give enjoyment to the family and in particular, the children, who will benefit by having plenty of exercise all year round and keep them away from their devices and therefore preventing them from becoming a few more future obese adults. I am a friend of the family and know that the children are already very keen on their devices.

If the pool is to be enclosed, I don't think people would be disturbed by noise and if it was enclosed by glass, it could be obscured to prevent overlooking neighbours.

### **Miss AMANDA CLARKE**

**Comment submitted date: Wed 27 Jan 2021**

Any development that can promote independent living, like this application, I support. The Pandemic has created limited opportunity to use community facilities like swimming pools, so this would be a logical thing to do, if you have the funds.

Having lived at this location previously, I believe this would not impact anyone else negatively.

## **OBJECTIONS**

### **Mr Craig Stanton**

**Comment submitted date: Thu 04 Mar 2021**

Again this will still overlook our property and garden area. On a raised deck you will clearly effect our privacy. Also we have a bedroom on our second floor which you will look directly into!

Also concerns of the pump house being so close to our property regarding noise

**Comment submitted date: Sun 31 Jan 2021**

This will overlook our property and the balcony will be approx 5M away from our bedroom window impacting our privacy. It will overlook the garden totally.

### **Mark Percy-Davis**

**Comment submitted date: Thu 18 Feb 2021**

I wish to strongly object to the proposals in the above planning application, for the following reasons:

**Privacy and well-being:** The rear garden of my house at no. 3 Golf Terrace lies immediately opposite the rear of the application site. The only outdoor amenity space I have is my small rear garden, and clearly, it would be difficult to enjoy the use of this space if it were to become seriously overlooked. My garden is vital to the quality of life for me and occupants of no. 3 Golf Terrace, whether for now or for the future.

Good practice in the design for outdoor amenity space has always been promoted in our Council's various residential guides, for its positive benefits for the well-being of residents- the proposed development would greatly contradict this practice.

The proposals show that the roof terrace would extend to 2 metres from my garden and it would afford a view directly into my private outdoor space as the vantage points provided would be at a much higher level. This would also provide a much closer, direct view into the bedroom at the back of the house, which is particularly concerning. As a result, there would be a complete loss of privacy, both for my garden and the rear bedroom.

**Overshadowing and loss of light:** As the proposed plans stand, the overshadowing of the extension would greatly reduce the amount of light into my garden. This loss of light would be even further compromised should (by way of mitigating the loss of privacy) there be a proposal to add some screening. To be effective, this would need to enclose the back and the sides of the roof deck, to a height above eye level for a person standing. However, adding this screening would increase the height of the rear extension considerably. The very close proximity of this to my rear garden, would result in overshadowing covering the entire footprint of my garden. This alongside the already apparent bulk of the proposed extension would mean that screening would definitely not be a viable alternative.

**Overdevelopment:** I feel strongly that creating an extension which causes loss of garden space for future use is huge overdevelopment of a terraced house in this area and would set a very worrying precedence for future planning. The loss of garden space is being mitigated by proposing a roof terrace with a footprint, covering almost the entire garden, which will directly affect the privacy and amount of light afforded to local properties, and the current visual amenity. This development would be overbearing due to its scale, design and proximity to neighbouring properties.

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Noise and disturbance/ smells: While I am not against the principle of having a swimming pool in your garden and having heard the children having so much fun in their paddling pool last summer (I do value the happiness of others and the physical and mental benefits to be had from the enjoyment of a swimming pool), the planning must also take into account the locality of the project and the direct impact it will have on neighbouring properties and the residents ability to also have enjoyment from their gardens and outside spaces. It is a worry that there may also be potential disturbance from the noise and chemical smells which will come from the plant room for the swimming pool, which I would be subjected to, when trying to enjoy time in my garden.

Please also see attached a scale drawing of my property as a supporting document, which shows a visual representation of the impact, both of lack of privacy and loss of light (overshadowing), which would be caused by the proposed building.

### **Miss Clare Girardot**

**Comment submitted date: Mon 15 Feb 2021**

I am writing to object to this planning application, on the grounds of the neighbours right to privacy and the consequent overshadowing of their properties/ gardens. The development is also not in keeping with the aesthetics of the area, with the proposed roof terrace going right up to the rear boundary wall. This will directly affect the privacy of neighbouring properties, both at first floor level, with a direct view into people's bedrooms but also, because of the elevation and proximity of the proposed roof garden, this would allow someone to look straight down to what were before, private gardens. In particular the property behind the proposed development would suffer from overshadowing/ lack of privacy (with the roof garden approx. 2m away and at a higher elevation than their garden wall), which would render the garden no longer a private place to relax and enjoy. There would also be the added noise and associated smells that would be omitted from a pool plantroom and the chemicals used. I hope that the huge impact this would have to the living environment and consequent well-being of the neighbours will be taken into account.

### **Mr nick allwright**

**Comment submitted date: Sun 14 Feb 2021**

I am not in opposition of the proposal it the swimming pool, this seems like a great idea and anything to keep a family active during the months where the sea is to cold or stormy is a great idea, I'd love a pool! I do think a roof terrace backing directly onto the alleyway is not in keeping with the area and would greatly impact on family's privacy greatly. In a back to back terrace street having people within 5 feet of your private garden is not something I think anybody would be keen on. There is no other roof terrace on either street extending right up to the alleyway and neighbouring gardens. There is the wooden structure on tower road but this does not directly overlook any other garden. Even this structure does give the feeling of being overlooked in one's private property even from a good distance away. I feel the inclusion of drug dealing and partying on trevose avenue is a strange thing to write about in a planning application. Living on golf terrace and being aware of the people who are placed into temporary accommodation on trevose avenue has never been a problem as there are people from all walks of life in this busy town. It might be a thought for us local residents to maybe put our heads together and think of a way to look after our alleyways for all the local family's? I am also aware the property was also for sale recently and would hate to see this extra work as a way to boost its selling potential.

### **Mr Dave Williams**

**Comment submitted date: Sun 14 Feb 2021**

I object to this application for the invasion of privacy from the proposed design to all the gardens/courtyards opposite the balcony area . The raised decking/balcony area is only 1m away from the boundary of the courtyards of Golf Terrace, and would have a significant impact on the privacy as those on the balcony would look down into the courtyards. Bit surprised the architect suggested the design as it is clearly very inappropriate for a built up area.

### **Miss Emma Knight**

**Comment submitted date: Sat 06 Feb 2021**

I strongly object to this planning application for a rear indoor pool and balcony above it, i see it will be extremely imposing to all that live in the surrounding homes both visually and audially. The boundary wall to this property is 8ft exactly (fairly high compared to all others in our vicinity) and from my understanding if what i can see in the proposed plans for the pools building it would be built up to the height of the boundary wall and the balcony would sit above that giving anyone on this area complete visual access into several of the neighbours bedrooms and gardens places that I'm sure they value to be private always.

The balcony is essentially replacing a large garden where people can gather socially to talk, play music and drink with the potential for noise to carry over into residents private sanctuaries potentially affecting their mental health and pleasure they would like to preserve.

I have cleaned properties in the past that have indoor pools and know that even with a few kids in it how much noise that can create acoustically as well as the pumps and ventilators. Chemicals and chlorine used for pool cleaning smell strong.

I feel a pool in a terraced neighbourhood would impact negatively i think it more a luxury than a need, maybe it's a boost to a potential holiday rental making all those around pretty miserable if people using it aren't respectful to the locals.

### **Mr Lee Evans**

**Comment submitted date: Wed 03 Feb 2021**

With the First floor Balcony/roof deck extension touching the back garden wall adjoining the alley wall to golf terrace leaves anyone on the balcony roughly 2 feet higher than the gardens in golf terrace and just feet away , will not only be over looking into at least five gardens will also be not much further than looking straight into the bedroom windows.

Noise will also carry over and into neighbours gardens and can see this becoming an even more serious issue if the house was ever to become an air BnB or other holiday accommodation . Which brings me to parking extending the accommodation capacity of the property would not be serviced by one parking spot on an already crammed street .

If one wants to sacrifice a garden for an extension that uses up all of the garden then thats a personal choice , but then compensating by making essentially all the space back with a first floor balcony/roof deck half way along two sets of terraced houses , has taken very little consideration to neighbours privacy . I would suggest a site visit by the planning officer and this go to committee please to see the impact of the proposal .

## **Application 2**

**PA21/00015 | Change of use from HMO to a single dwelling including alterations and extension to the back of property with the addition of two dormers on the main roof | 101 Tower Road Newquay TR7 1LZ**

### **Mr Daniel Turner**

**Comment submitted date: Thu 25 Feb 2021**

It is my understanding having spoken to Mr Burton that these plans are no longer under consideration. Mr Burton has assured me there will be no protruding balconies or attempts to gain access to first or second floor elevations to the rear of the property in the amended application. I would like to thank Mr Burton for his assurance he now has no intention of placing stairs or balconies that extend beyond the building footprint as this would overlook and unfairly impact upon the privacy of my own and neighbouring rear gardens

## **Application 4**

**PA21/01229 | Use of existing self contained annexe as letting accommodation | 82 Penmere Drive Newquay TR7 1NG**

### **Tom Wheeler**

**Comment submitted date: Fri 05 Mar 2021**

I OBJECT to the above planning application on the following grounds.

(a) Should planning permission be granted this will leave my house garden and drive fully exposed to any visitors using the subject house as holiday accommodation.

(b) both houses are sited upon a steep slope. My daughters bedroom will be left exposed to any visitors using the bedrooms of 82 Penmere Drive. There is a direct line of sight from the 1st floor windows. I do not consider this to be a suitable occurrence.

(c) We were not aware and did not have an opportunity to comment on planning on the planning application granted for the building of a habitable annex in the garden. We were assured that the erection was for a garden shed/work room.

(d) we would be subjected to late night garden parties BBQ's this has happened in the past, together with loud music and foul language. It should be noted that we have small grandchildren who are regular visitors and play in the garden where they should be safe.

(d) we bought this house 30 years ago after being advised this would be would be a private housing estate and not a holiday homes /park.

(e) We consider it would seriously impact on the local community. Planning permission for this application would the gates for holiday homes on a private estate. Together with an

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already overcrowded estate.

(f) there are already sufficient holiday parks and caravan sites to cope without impeding on private housing. estates.

(g) It should be noted that the subject annex is situated on the very perimeter of their land and very close on our border. We at the moment can hear music played in the shed which we consider would only increase if it were used as regular living space.

Further to this the previous owner moved her fence 9 inches back onto our property after knocking down part of a 200 year old cornish stone wall.

I would welcome a visit from you in order to view the situation.

### **R Lambshead**

**Comment submitted date: Thu 04 Mar 2021**

I strongly object to this application on the following grounds.

(a) The residents will be able to look into my rear garden and the rear of my house. The houses are built on a slope. . This will remove my privacy.

(b) The rear garden on this estate are very small and this will be a massive over development .

(c)If permission is given the occupant could live in his "shed" and rent out the main house with all the issues that happened before. I am amazed that permission was given in the first place for such a sizeable building to be built with toilet, kitchen and shower .

(d) The impact on the local residents who chose to live in a residential estate and not a tourist rental estate. Tourists are not quiet and well behaved but want to party and enjoy themselves. This will cause unnecessary annoyance to the residents.

If this went ahead there is nothing to stop everybody on the estate doing exactly the same thing. This would create a precedent.

I think you need to attend and view the structure in question

If you do permit this I shall be applying for a rate reduction.



## **Application 5**

**PA21/00674 | Outline Planning for a new dwelling to the rear of Chi Lowen (with some matters reserved) including new access and demolition of existing extension to number 4 | Chi Lowen 4 Pentire Road Newquay TR7 1NX**

### **Highway Development Management - East**

**Comment Date: Thu 04 Mar 2021**

Following assessment, whilst having no objection to the proposed access onto Pentire Road, it would appear that its proposed position (eastern boundary) might require relocation of the adjoining streetlight - for which separate consent from the Streetworks Department would be required, as well as for the creation of the vehicle crossing.

A condition securing access and driveway surfacing and drainage details are designed to prevent loose material and surface water from discharging onto the highway, should be attached to the decision.

Access must not be brought into use until dropped kerbs have been installed and vehicle crossover constructed across the footway fronting the site for the width of the proposed access.

Layout is only indicative, although details shown on plan would be acceptable. At RM stage, parking and turning areas should be identified. (JHA)

### **Miss Bethany Folland**

**Comment submitted date: Fri 05 Mar 2021**

I write in response to your letter of the 18th February regarding the Application Proposal : PA21/000674, Applicant : Tamara Kandavanam.

'Objection'. We wish to object to this application proposal and would request that you take into account the two issues we wish to raise.

The current positioning of the proposed new dwelling is over the building existing line - Due to the design of the current proposal, there is a large gap between the new garage and house. This design effectively shifts the proposed house in front of the existing building line of that of other properties in Pentire Road that have been built in the garden. This proposed positioning would result in the house being closer to the rear boundary line of our property and out of line with existing properties.

The imposing nature of the build and loss of privacy - Due to the proposed positioning of the new build being so close to our rear boundary and situated 21m wall to wall, the build would appear very imposing from our property. The land on Pentire Road is higher than that on Parc Godrevy. Parc Godrevy gardens are tiered and sit below the land of those gardens in Pentire Road. As such, if the proposed build is set so close to our rear boundary/back wall, not only would it look very imposing from the level our property sits at, but it would also result in a loss of privacy to our garden, kitchen diner and more importantly have a direct view into our bedroom.



**Application 7**

**PA20/10736 | Proposed extensions to dwelling and associated works. | 17 Elm Close Newquay TR7 2LN**

**PUBLIC**

**Mr dick green**

Comment submitted date: Fri 01 Jan 2021

Case Officer Gemma Old

Extension 17 elm close OBJECTION PA20/10736

The proposed development by reason of its size and height would have an unacceptable adverse impact on our amenity. And these are our concerns.

1. We have only one long entrance/exit passageway from our back garden.(Approximately 35 foot long) One side, is the wall of our house and conservatory and the other side is the wall proposed development, The passageway is 46" at its widest point. There is a section that is only 32"wide. This passage is very narrow and dark and slippery at the moment because it never gets any sun. There is a step in the passage way which we find at our age to be quite dangerous when the light is low. If the extension went ahead the wall on their side would be very high blocking off more light, making the passageway unable to dry out, as even more light is blocked off. On some days it would mean a loss of natural light to see by. It will become very damp and slippery there and will become more of a wind tunnel than it is now. WE use this passageway to move things from the back of the garden to the front such as garden waste, refuse , recycling and everyday use and we are worried about the impact the build of this size would have on our ability to do this..

There is no electric to the passageway and if this size of extension goes ahead it will have to be illuminated which will put us out of pocket.

2. We are also concerned about any scaffolding that the neighbour will want to erect on our property for this size of development. This would tremendously effect our safety and enjoyment of our property worrying about having to walk under the scaffolding . It will have to be of some length from the front to back. It would narrow the passageway to an unacceptable and unusable pace. (Being our only entrance/exit)

3. Apparently it is a self build so this will inevitably mean a long build schedule as the neighbour works as well. We are worried about a long disruption with noise and building materials and dust and the effect it will have on us .

4. We feel that this proposed extension, by reason of its size and bulk, would have an adverse impact on our amenity by reason of overbearing effect.

5. The proposed extension, by reason of its scale, would result in an unacceptable loss of privacy and intrusive element to us in the back garden as bedroom number 4 will over look our garden.

6. We feel the proposed extension, by reason of its size and bulk,will substantially overshadow our conservatory blocking out all sunlight in the afternoon/evening.

WE are not objecting about an extension but we are objecting about the size and bulk. It was not what the neighbours had lead us to believe. Being of the latter stages of life we have grave concerns and worries.

WE would be grateful if the council would take our objections into consideration when considering this proposal.

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We think it might be beneficial for a representative to visit our property to see our concerns.

#### **CONSULTEES**

##### **Newquay Town Council**

**Comment Date: Fri 15 Jan 2021**

NO OBJECTION: It was noted that whilst the proposed first-floor extension would be in keeping with the existing street scene, there were some local concerns around the possible detrimental impact on the amenity of the neighbouring property, number 19. With this in mind, Members agreed to raise No Objection to the proposed works, subject to steps being taken to reduce any overlooking issues that may result from the newly created window servicing bedroom 4. Members would also seek confirmation that number 19 would not suffer an unacceptable loss of light to either their conservatory or the passageway that links their front and rear gardens.

##### **Countryside Access Team**

**Comment Date: Mon 04 Jan 2021**

Thank you for consulting Countryside Access Team in respect of this Planning Application. I can confirm that Countryside Access Team in its role as Highway Authority for Public Rights of Way has NO OBJECTION to the proposals. Footpath 411/62/1 must remain open and accessible at all times.

##### **Ramblers Association (Cornwall)**

**Comment Date: Tue 29 Dec 2020**

Thank you for consulting the Ramblers. We have no objection to this proposal.