

Greenway, Jane

From: Comments, Planning
Sent: 31 March 2020 10:11
To: Jones, Grahame
Subject: FW: Application Reference 200188
Attachments: Lynmouth Overlooking Summary.png

Dear Mr Markwell,

I wanted to show via a simple diagram how the proposed building application 200188 (55 Vastern Road, RG1 8BU) would impact my privacy.

The comments web-site of the planning department does not allow people making comments regarding a planning application to upload any documents, so I am forced to write to you directly.

Please Note:

Normally, I would print out diagrams at work and would have sent it in via a letter, but since we are on lockdown I cannot get to the office, and I don't have a working printer at home, this option is no longer available to me.

Karen/Ayub,

*If this email does not reach Jonathan (wrong email used), please can you forward this email to him?
Many thanks*

Privacy:

Please find attached a diagram that shows what the proposed building of a 4 story block behind our houses would do to our privacy.

Note: The plans say 3.5 story block but in terms of seeing into our back gardens/rooms, it will effectively be a 4 story block.

The diagram uses the drawing from page 75 of the submission that has been made.

- The purple line shows the 1st floor window height if houses like ours were built on the site. Basically, what neighbours would normally see if a similar house as ours was built backing onto our house.
- The Red line is what the maximum they would see with the current proposal - direct view into our conservatory and over 75% of our back gardens. The only private area would be directly behind the back wall.
- The Blue line is what they would see if they built a 3 story building
- The Green line is what they would see if they built a 2 story building (like our houses).

As you can see, a 3 & 4 story building would ***seriously impact our right to privacy.***

Any trees planted would provide seasonal cover, and there will be gaps between the trees that will not provide significant privacy. Also, who will maintain the proposed trees and what will happen if they are not maintained?

Car Parking

Another issue will be car/van/lorry parking for deliveries.

With over 150 residents, most of them without cars, they will need to get things like food, furniture, white goods, cloths, eBay purchases, delivered. Where will those delivery drivers park? When residents move in/out, where will the delivery vans/lorries park?

If each flat has 2 deliveries a week (a low number) and each delivery taking 10 minutes to deliver (also on the low side), that is $150 \times 2 \times 10 = 3000$ minutes. 50 hours a week of deliveries. Assuming the deliveries times are evenly spread, this would cause havoc on our street and the traffic will over-flow into Lynmouth road.

Mr Sebouh B Sarafian
20 Lnmouth Road

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