

Whitchurch-on-Thames Parish Council comments on:

Planning Application **P/24/52700/S73** on variation of conditions 3, 11 and 14

Considering all the points below, the Parish Council strongly objects to the S73 application, with the updated amendments.

This is the third time the Parish Council has objected to these variations. It should be noted the Council has previously questioned the suitability of using a S73 for these particular changes. This is supported by one resident who previously stated the following: *I would raise the issue as to whether or not this application should be capable of being made as a S73 application in the first place. A S73 application can only be used when the original application has been lawfully implemented, or is still capable of lawful interpretation.*

Condition 3 Landscaping Compliance

It is very important that the trees are protected. We are concerned that additional hard landscaping is being constructed in contravention of even the most recently submitted plans. The plans do not show the correct land ownership boundaries. We have been advised there is not a boundary dispute, only that the boundary is shown inaccurately and should therefore be corrected.

Condition 11 Windows and Glazing

The section 73 includes additional windows to the second floor of the building. There have already been many objections to this by neighbours who are now much more overlooked. On the north side of the building there is a reference to obscured film being placed over one window, rather than permanent obscured glazing and being fixed shut.

Condition 14 The Plant Room

The Parish Council objects to the relocation of the plant room from the 2nd floor to the “Under Croft”. The pumps will cause unacceptable noise nuisance to the residents of Eastfield Cottage. The Parish Council has seen the Applicant’s noise assessment report from Vanguardia and considers it to be flawed. Firstly because the noise receptor was positioned too far from Eastfield Cottage on a public thoroughfare and secondly by only providing spot figures rather than presenting the data in a histogram format for a proper analysis.

A resident stated that when the previous Vanguardia report confirmed that the noise level outside Eastfield Cottage would be 32 decibels the Environmental Protection team’s response was:

I recommend that these variations be denied permission until the necessary noise mitigation measures are put in place, or the plant room is relocated to a more suitable position.

The updated report increases the assessment by 4 dB to 36 dB and therefore the Parish Council concurs with the above statement.

The Paris Council also notes the following:

Guideline summary for British Standard 8233:2014		<u>(Not to be exceeded dB)</u>
Inside Bedrooms and Living Rooms, Day	07:00 – 23:00	35 dB
Inside Bedrooms, Night	23:00 – 07:00	30 dB
Inside Dining Room/area, Day	07:00 – 23:00	40 dB
BS Typical Sound levels		
Quiet Bedroom at night.		20-30 dB
Living Room during day.		30 -40 dB

WHO Recommendations Guidelines for Community Noise (1999)

Bedroom- sleeping

23.00 to 07.00

30 dB

The Parish Council has been unable to find any information about the extraction of fumes from the gas boiler and has concerns that nearby residents could be affected.

The Parish Council objects to the change to the hipped roof at the eastern gable end of the new rear extension as it continues to be very overbearing, overshadowing and oppressive, in its relationship to both Eastfield Cottage and Little Eastfield. This hipped end was specifically introduced to address comments made by the planning inspector in order to create greater separation. The half-hipped roof will not suffice, notwithstanding the conclusions of the light assessment report.

The following is not a planning issue, but the Parish Council think it is important to inform SODC that they have received many expressions of anger from Whitchurch on Thames residents resulting from the fact that the Applicant has completed the extension not in accordance with the approved planning consent. These comments can be summed up by the following: "they have simply driven a coach and horses through the planning system".