

Application No. 19/04797/FUL - 3 SCUMBRUM LANE, HIGH LITTLETON

OBJECTION – STATEMENT FROM MR AND MRS PARKER

We own 2 Scumbrum Lane. Our detailed objections to this development have already been submitted to BANES – all of which we consider remain valid. We wish to comment on some important points in the case officer report which led to the approval recommendation.

Free Right of Way In Common Path – Irrespective of the legal rights of way issue, the report makes no mention of the significant accessibility impact caused by the proposed path route, despite all objectors highlighting this as a serious concern, e.g. disabled access, etc. Since this critical amenity issue appears to have been disregarded, we request this matter is fully considered by the Committee.

The report also states that all the development is located within the land of No. 3 Scumbrum. With due respect this is inaccurate, since the proposal is dependent on a material change on our land through the surrender of part of our patio to accommodate the revised path. To date there has been no approach by the applicant to discuss this issue and therefore we fully agree with High Littleton Parish Council that the current plans are at best speculative and in many respects erroneous. Based on the available plans, we are not prepared to surrender part of our land and forgo unrestricted use of our small patio area, believing it reasonable that any common access path changes should be contained wholly within the land of No.3.

Local Character – the report states that the development contributes and responds to the local context and maintains the appearance of the surrounding area. We respectfully challenge this statement and ask the Committee to seek evidence for this assertion, noting that no other house in the dominant context of Scumbrum terrace has a single storey extension of this nature.

Visual/Light Impact – The report appears to frequently use the extension at No.1 Scumbrum to justify the development by virtue of its smaller relative size. We respectfully suggest to the Committee that the presence of the end of terrace “bookend” extension at No.1 is irrelevant when judging the direct effect of the extension at No.3, except where the **combined** effects of the two extensions leads to adverse impacts, such as our expressed concerns about enclosure effects at the rear of our property.

Parking – The report considers access, parking and road safety arrangements acceptable - we ask the Committee to seek full justification for this statement. The report doesn't acknowledge that on-street parking is already extensive (overspilling into Scobell Rise) and states that highway safety standards are maintained. We respectfully challenge this view since Scumbrum terrace is opposite a junction and on a hill where traffic speed is regularly excessive, indicating the local highway is very poorly configured to accommodate extra parking demands.

In summary, we ask the Committee to consider the above comments, together with the extensive and consistent objections from neighbours, Parish Council and ward councillor, which clearly reflects that the local community do not support this development and ask the Committee to respect this community view by refusing planning permission.