



# The Planning Inspectorate

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Clare Allcock  
North Lincolnshire Council  
Development Control  
Planning Dept  
P O Box 42, Church Square House  
Scunthorpe  
N Lincs  
DN15 6XQ

Your Ref: PA/2020/1257  
Our Ref: APP/Y2003/W/21/3267979

27 April 2021

Dear Mrs Allcock,

Town and Country Planning Act 1990  
Appeal by Mr Bob Johnson  
Site Address: Land off High Street, BARROW-UPON-HUMBER, DN19 7AA

I enclose for your information a copy of the appellant's final comments on the above appeal(s). Normally, no further comments, from any party, will now be taken into consideration.

Yours sincerely,

***Dot Kujawa***  
Dot Kujawa

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - [www.planningportal.gov.uk/planning/appeals/online/search](http://www.planningportal.gov.uk/planning/appeals/online/search)*

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**From:** Matt Deakins <mattd@rossdavyltd.co.uk>  
**Sent:** 19 April 2021 14:13  
**To:** North2  
**Cc:** design@rossdavyltd.co.uk; Bob Johnson  
**Subject:** RE: RD4513 - Planning Inspectorate APP/Y2003/W/21/3267979: Land off High Street, DN19 7AA

Dear Sirs,

Further to your recent letter regarding the above above site, which included the LPA and 3<sup>rd</sup> party comments we wish to comment on these as follows:

- The applicants name on the cover of the LPA statement is incorrect,
- The LPA make heavy reference to two earlier appeals for the same site, however we would reiterate the points in the appellants Statement of Case that the latest proposal is substantially different in terms of design, size, location and siting that the proposals subject to the earlier appeals. The latest proposals have taken into account the previous refusal notices from the LPA and appeal decisions.
- The 3<sup>rd</sup> party comments from the owners of Burn Croft discuss separation and privacy distances to their garden. We can confirm the distance from the front of the proposed dwelling to the boundary with Burncroft is 14.6m. The distance between the proposed building and the dwelling Burn Croft is 25.5m and there will be no direct overlooking of the adjacent property.
- In the same comment reference is made to the vehicular access. We would reiterate the point made in the appellants Statement of Case that the LPA, including the highways department, made no objection to the proposed access arrangements in any respect.

We would be grateful if these comments could be put on the case file.

Kind Regards,

**Matt Deakins BA (Hons), PGDip Arch**



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**From:** Matt Deakins <mattd@rossdavyltd.co.uk>  
**Sent:** 23 April 2021 09:33  
**To:** North2  
**Cc:** design@rossdavyltd.co.uk; Bob Johnson  
**Subject:** RE: RD4513 - Planning Inspectorate APP/Y2003/W/21/3267979:  
Land off High Street, DN19 7AA

Dear Sirs,

Further to your recent letter regarding the above site, which included the LPA and 3<sup>rd</sup> party comments and our email earlier this week dated 19<sup>th</sup> April, we wish to submit one final comment.

- The 3<sup>rd</sup> party comments from the owners of Burn Croft discuss privacy distances, which we have responded to in our email dated 19<sup>th</sup> April.

However, for context the boundary between the appeal site and Burn Croft was previously screened by dense conifer planting, which the owners removed themselves under LPA planning application ref PA/2019/2100. Therefore the current boundary condition that they object to was created by them and not the applicant.

We would be grateful if these comments could be put on the case file.

Kind Regards,

**Matt Deakins BA (Hons), PGDip Arch**



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