

To: Mr. Nick Salt

Re: Application PA/2021/1032

14 Gollands Lane,  
Westwoodside,  
DN9 2AX.

**Mark Simmonds Planning Services Ltd**

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15<sup>th</sup> July 2021

Dear Nick,

Re: Outline Planning Application with all matters reserved, for the erection of one new dwelling.

We would like to formally respond to the objections on file for this application and hope you will take these details into consideration.

**Conservation Officer Comments:**

The Conservation Officer is recommending refusal as the site is within the ASHLI (Policy LC14 area)

We would like point out that, the application site is within the development boundary for the village where development is acceptable in principle in policy terms and the proposed new dwelling will extend the existing built form by a single dwelling, in a residential road with negligible impacts upon the LC14 historic landscape.

**Neighbour Objections:**

**The telegraph pole:**

This can easily be removed and is not an issue.

**Drainage:**

The drainage will be drastically improved by new drains being installed.

**Overlooking:**

All the houses in the road overlook the houses below them, however this new property can be designed with overlooking avoided through careful placement of rooms/windows, so this is not considered an issue. We can design to prevent overlooking and the windows can be positioned to ensure no loss of privacy or impact upon private amenity..

**Character:**

A large extension has been built at number 16 and other properties have had alterations and extensions.

The street has been transformed from its original state by big extensions on approximately half the houses already and already has multiple sheds and even a metal haulage unit in one garden.

**Landslide concerns:**

The landslide complaint is not something that would happen in reality, Building regulations would ensure safe building practices.

**Hghways/Traffic concerns:**

The traffic is so light on the street as it is. When driving down Gollands lane its very rare to meet another car coming the other way.

The driveway can be located anywhere that the Highways Officers are happy with. Its not a fixed issue.

**LPG tank:**

The applicant is considering looking into converting both houses to use Heat source heating as its more environmental and so the LPG tank will be removed.

**Building work concerns.**

There have been multiple large extensions already without issue.

Yours Sincerely,  
Miss Dawn Fraser.

For and on behalf of:  
Mark Simmonds (Director)  
Mark Simmonds Planning Services Ltd