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Lowertown
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19.05.15

To the planning committee

Re: Planning application P/14/044/FUL

We have a few concerns regarding the above application that we would like the committee to consider.

Having looked at the plans for the proposed build in Lowertown I unfortunately feel that it is of an inappropriate scale for the site, that at 2.75m away it is far too close to Ashvale House and will compromise the setting of this listed building.

It will overlook the entire east aspect of Ashvale House and garden affecting privacy which is an existing issue with 'Teania' to the north and 'The Crow's Nest' and its patio overlooking to the west.

As a listed building Ashvale has old, single glazed, sash windows which offer little to no sound protection, especially at such close proximity.

I feel that this proposal is in no way a sensitive conversion and, as the whole site will be levelled to the ground to provide foundations and none of the new build would replicate the existing structure, would set a dangerous precedent in this conservation area.

The most recent plans, amended 30/04/2015, show all three of the existing roof heights to be raised.

In Middletown and Lowertown in the past twenty years a number of genuine conversions have taken place. Sandy Lane Cottage, Oaklands Barn (aka the Old Washhouse), The Stables, The Old Stable, The Locker, Saith Carreg (by the Seven Stones) and Fred's Barn have all been converted into domestic and letting properties. Not one of those has noticeably increased its footprint, roof height or basic external appearance, with the exception of Fred's Barn which had approximately half of the structures roof height reduced to a single storey. I see no reason for this sympathetic approach to be discarded.

Much has been made in the applicant's representation regarding the dilapidated state of this historic barn which leaves it uneconomical to restore. In my opinion over twenty years of neglect has led to this situation, where others have gone to great lengths to maintain properties under the custody of their lease.

Finally I would like to draw attention to some aspects of the Design & Access Statement.

In the first paragraph of Page 3 the applicant claims that "The structures of the granite building and greenhouse were built originally as a dwelling house". Is there any evidence that this is true of the greenhouse?

In the third paragraph of Page 3 the applicant claims that planning permission (ref. P/04/5492) was granted in 2004 to convert the barn into staff accommodation. However, according to planning department records the outcome of App.No. P.5492 is described as "UNDETERMINED (deemed withdrawn)".

In the fourth paragraph of Page 5 the applicant states "The proposal is to make accurate measurements of the existing structure and then dismantle the building". To me this implies that the new build would be an identical replication of the original structure, why else take accurate measurements? However, the amended plans seem to indicate that the roof height of the barn would be raised and two extra windows be added.

Yours sincerely

Rob and Fay Davis