

Regarding Application no. P/20/048

Dear Sir / Madam

I wish to formally lodge my objections to the above mentioned planning submission. I am one of the adjoining landowners and there are numerous issues within the planned application that will be detrimental to the proposed site and the neighbouring residents. The following key areas are of major concern :-

Access to the site during and after construction

Sewage / water usage / runoff

Overcrowding

Green Areas

Parking

1. My concerns over the proposed access to and from the site during and after the construction period. The property, 4 Rosevean House, is my primary source of income and I take great pride in providing visitors to our islands with a positive holiday experience. I appreciate that at this stage the use of the archway under Men-A-Vaur has not been identified as such but I would like it to be made clear that at no stage should this be considered an appropriate access or egress point during or after the construction of the dwelling, as it would seriously affect all properties within Rosevean House.

2. In relation to the issue of the sewerage network, there are none shown on the application and there appear to be inaccuracies within the council's own sewerage network plan. I have raised this problem before, without resolution.

Fig.5 of the Design and Access statement shows the foul drain crossing my garden at 4 Rosevean House. A camera inspection of my drain does not support this assertion.

The main sewage run appears to be around 5 meters inside the new build boundary fence, putting it close to the proposed dwelling.

In recent years the existing main drain from Branksea Close has blocked and backed up, erupting in my yard. I don't want a recurrence of this due to extra capacity.

The proposed plan is unclear regarding the removal of rainwater runoff from the development apart from 'water butts' **Is this rainwater going into the sewage system?**

ALL underlined items have been mentioned before with no answers given!

The proposed connection needs to be determined and scrutinised before any application is approved.

3. The issue of overcrowding is of major concern. Historically the dwelling of Men-A-Vaur was constructed, approved and designed as a single family home. Given that it has since been altered to provide accommodation for 12 occupants, the subsequent impact of a further significant rise in numbers will significantly diminish residents' quality of life and visitors' experience.

4. There will be considerable loss of a valuable green area along with associated flora and fauna. The felling of the large old elms which lined the pathway through to Branksea Close, was just the beginning of this process. The loss of this Green area to this proposed development along with associated hard landscaping will add to the possibility of flooding and drainage problems in the area. Please also note, the outlined plans do not show several existing extensions to at least **4 neighbouring properties, including the Garden Room extension at the rear of Men-A Vaur itself** creating a false sense of space.

5. Parking - spaces are already limited in Church Rd. for residents and those of Branksea Close. The proposed development will undoubtedly place additional pressure on a congested and potentially dangerous roadway. Even temporary 'drop offs' sometimes create double parking in Church Rd..

Finally -

I ,along with neighbours I have contacted, would prefer the garden to be left undeveloped so remaining a haven for wildlife and community wellbeing.

(Ref. Design and Access Statement 1.2 Planning: Planning Engagement – consultation meetings)

The assertion that neighbouring residents preferred holiday accommodation to a development for local need does not represent the reality. Without a third option, it is likely that the 'lesser' of two schemes, in size and impact, would be seen as comparatively favourable - yet strongly opposed.

The submitted pictures of 2 vehicles, post-van and dustcart, serve to highlight the narrow nature of the lane and show that pedestrian access to homes in Branksea Close is severely limited when any service vehicles are in the lane, posing a danger to children in the area as well as an inconvenience. Following the felling of mature elms, the fence has been erected outside the 'boundary' wall of Men A Vaur.

Yours Faithfully

Mark Littleford

Owner of 4 Rosevean House.