

STATEMENT B2 - Leyla Farzinkia

My name is Ms Leyla Farzinkia living in Danby Street

The reason I am writing to you is that I am greatly concerned with the impact on my property and others along the boundaries of proposed Romney House Site development.

Overall, I feel this development is positive for the area, but the current plan has a huge detrimental impact on my property and others.

I understand from other residences who attended the planning meeting on 1st September 2021, that the plan was approved with the subsequent conditions to review the height by yourselves and the Council planning team.

My concerns are:

1. The height of the new builds.

The planning report submitted on 1st September 2021 stated that the GRE rating for light and privacy would be violated for my property and others.

It is also noted from the report that GRE guideline were only an estimate and needs to be verified as I feel it will be worse.

Obviously being a bungalow it exacerbates the issue even further.

2. Distance from the new development from the back brick wall of my bungalow.

In the meeting the closest distance between the new development and the existing properties, was brought up by the Councillor Lesley Alexander. The planning team indicated that as a rule of thumb the distance back-to-back walls is normally about 21 meters.

Lesley then asked what is the closest distance between existing boundaries and the new development. The planning team then indicated the distance was about 18m

This was also reported by the Evening Post.

On subsequent review of the submitted plan from the council website (see attached), this is incorrect. The actual measured distance is 14.8 meters. This is calculated by taking the actual measurement from the Brick wall of my bungalow to the fence which is 1.33 meter and added the distance shown on the council development plan which is 13.5 meter.

Obviously, this is substantially less than the stated 18 meters and the guideline of 21 meters.

When you consider that I am living in a bungalow with proposed new development height of 2.8 meters above the highest point of my property, and how close the proposed development is going to be, you can understand my grave concern.

How would you feel if you were in my position with this development and this situation?

So, moving forward, can I please ask you at the next meeting with the planning team, where you will discuss the condition of the height, to fully consider the actual height and distance. As stated, this

has a huge impact on mine and other properties. The actual situation is far worse than what was communicated to you at the 1st September 2021 planning meeting. You were given the incorrect information.

Further to this, could you discuss as a group what options are available to ensure that affected properties meet the current GRE guidelines on light and privacy.

Myself and other concerned property owners look forward to hearing your response and hopefully can count on your support to deliver a solution with the council planning team. I felt it is important that you have this information now before the next meeting.

My apologies for not contacting you sooner regarding this issue, but I wanted to ensure that I had researched and checked with an architect with regards to distances to 'Habitable rooms' before contacting you. The window and wall which is at 14.8M away, is a kitchen and so is classed as a habitable room.

Based on the above communication, if you would like more information or would like to see the impact in person, I will be more than happy to accommodate you and show you the actual layout.

We are planning to attend the next review meeting and understand that Peter Westbury will let us know the date / time for that meeting.

Best Regards

Ms Leyla Farzinkia