



Mr & Mrs D. Mitchell

2 Hazel Ave

Withernsea, E.R.O.Y

HU192PQ

09/12/2020

Dear Mr. Allen,

Application reference; 20/03665/PLF

We wish the following to be well considered against the proposed new build plans on the plot situated North of 13 Hazel Avenue, Withernsea.

Privacy

We take issue with the intended upper floor window, front face, bedroom above bedroom. There are hardly any upper floor windows to the neighbouring properties. The **only** one currently with a possible view into our property is side on at number 11 and has no impact on our privacy as it is also screened by their tree.

When we purchased our property we highly valued the fact that it was advertised as 'not overlooked'.

Some fir trees had to be replaced by our hedge, which still is in the process of growing higher, and will be able to restore no overlook from neighbouring ground floor windows. We take no issue with the front dormer window as it will be screened from view by the Hawthorn. Nor do we take any issue with any of the ground floor windows as they are in keeping with the neighbouring properties.

This upper floor window would give an extremely good view, down, widely inside, all our front main rooms, as well as invading the privacy of our main garden seating area, which we like to use a lot, as a peaceful private spot.

Serious consideration should be given to alleviating this anticipated, unwanted, privacy invasion of our normally private family life. From this window so much of it would be able to be viewed. I cannot think of any alternative other than changing this window somehow. Keeping my curtains shut during daytime is not a reasonable option and is not a solution for the garden. A fully grown hedge height would not deal with this overlook either.

Parking

The plans are a little unclear on where/how the 4 cars mentioned would park. It is imperative to provide a layout that holds all cars invitingly, to best avoid temptation of adding to the only just manageable overspill problem along Hazel avenue as it is. Don't forget this is not simply adding one rather large capacity property, but also the loss of the car park which the Golf Club hadn't minded us using. The idea of the capacity of a 4 double bedroomed plan, even with intended parking for 4 cars, leaves us thinking how could we possibly not be faced with an unbearable situation with vehicles on Hazel Avenue, and was not the smaller capacity, or situation we had hoped for.

Carport or garage? We are baffled as to which definition is correct for this style of plan, as it would surely, mostly be an enclosed space? Wouldn't that make it a garage? The internal width at only

2900. Will this meet building requirements to call this 2 parking spaces? If so, an electric front door may be preferable to a key entry, to again be more inviting, and actively promote use of it.

Situated at the front of the build is planned to be a gravel and single drive area. Whilst this might look nice, might it also look confusing to visitors as to whether this is gravel garden or parking area? If indeed, this is intended for the use of parking. Parking was previously defined as a clear plan for 2 cars in the south east corner, in a sensible drive in, drive out, side by side format. We know the numbers of car spaces claims to have increased, but don't seem to have been given clarification of the intended plan now.

Connection to mains sewerage.

There is still concern over the connection of this property to the mains sewerage in its current state, as flooding occurs from this drainage system affecting the property at number 17 already. This would add to that problem. I am surprised to see Land Drainage doesn't seem to hold that information, and that possibly requires further investigation.

Noise

This is a normally very quiet location, and whilst we understand buildings don't go up quietly, could it please be noted that there are 2 adults currently office homeworking in this household. This includes being expected to make online business calls, as scheduled via their employers, during business hours throughout Monday to Friday, so a little notice of noisy plans in advance and a great deal of consideration to keep site noise to an absolute minimum, would be both necessary and appreciated. A short, planned break from noise may also be requested from time to time, to negotiate a workable solution.

Yours sincerely,

