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Ref: 22004/GCD/PLAN  
WDC. Ref: 22/05906/FUL  
Date: 27<sup>th</sup> April 2022

Dear Sirs,

**Proposed single storey rear extension at 30 Wellfield Road, Piddington.**

Further to your letter dated 13<sup>th</sup> April stating the application is invalid regarding the Site boundary, I am writing to address your concerns. I have viewed the application for no.28 Wellfield Road and can see the issue.

The semi-detached properties are set back from the street with reasonable grounds to the front sufficient to park at least two motor vehicles end on end (tandem) and wide enough to park two motor vehicles side by side, effectively room for four motor vehicles off road. A concrete pathway divides the two property frontages, leading from the street to the shared side boundary where the boundary line is marked with fencing, starting in the line with the principle elevation and runs to the rear boundary. The concrete pathway is in fact shared, continuing the shared fenced boundary would draw an invisible line along the centre of the path. According to the deeds of this property, Mr Sinclair has determined that this is the case, the boundary to each property, in this case 28/30 continues along the centre of the footpath in line with the fence. As a quick reference, Google Streetview shows the fence line continues along the centre to no.s 32/34 and can clearly be seen to 26/24 with concrete hardstanding driveways abutting the concrete path.

Therefore the Site Location and Block Plan (the red outline runs along the outside of the boundary) as submitted for this application are correct. Unfortunately the Site Location Plan for the application 22/05627/FUL for 28 Wellfield Road, appears to be incorrect, wrongly identifying access and grounds belonging to no.30 as belonging to no.28. Should you require confirmation of this Mr Sinclair should be able to provide proof of such in the deeds from his property purchase.

I hope this is of help and happy to answer any further questions should you have any.

I wish you all the best with your application.

Yours sincerely

Glen Dorricott  
Director  
For and on behalf of G&S Design Services Ltd

