

## **Email of 24 July 2021 from J and A Mitchell re Pridmores Yard**

Subject: Pridmore's Yard Revised Plans. Tippings Lane Barrowden , Rutland.

Dear Richard,

These are some comments that we wish to make about the above Planning Application which is to be discussed at the Parish Council Meeting on 28th July.

1) The new configuration of 3 or 4 houses is still making a crowded site with a possible high no. of vehicles of the new residents and any necessary services vehicles accessing and exiting the site at various times , onto a well used road, used not only by villagers, school buses, agricultural vehicles but the many customers visiting the nearby Exeter Arms Public House.

So, we respectively suggest the preference should be for a maximum of 3 dwellings with the 2 larger houses having the Gable Ends facing onto the street and a smaller 1 storey property at the rear of the site. This would lessen the loss of privacy for 4, Tippings Lane , especially the garden area , and of Rosemary Cottage, which are the 2 most affected / impinged on neighbours of this development.

2) Over the many years we have lived in the village ( 38 ) and while working on the N.Hood Plan (5yrs )I have become aware that the historical orientation of many of the older stone houses is Linear ,with the Gable Ends presenting onto the streets and with the frontages South facing, eg. many of the Grade II Properties on Chapel Lane , which runs parallel to Tippings Lane, and also some of the older houses on Wheel and Kings Lane .

The original design of our house on Chapel Lane was indeed this configuration we were told by former residents. Also it was situated much further forward on the site , mirroring the Grade II listed property No 8 Chapel Lane immediately to the North and the other Grade II listed properties of no.10, 11 and 13 Chapel Lane.

However , after objections that this position would obscure the lovely , historic south view of no. 8 ,the plan was changed with our house positioned further back on the plot and also the design changed by the builder to reflect the one property immediately below ours , no 2, Chapel Lane (Cornerstones ). So

obviously with thoughtfulness plans can be changed for practical and aesthetic reasons.

As this is a Conservation Village we will be making these points to the Conservation Officer for Rutland and we would ask for all the comments made in our previous letters to BPC and RCC Planning Dept. about this development to be taken into consideration please.

3) In fact the view north, towards Tippings Lane from the central Village Green below the site, is foremost that of the Gable Ends of Rosemary Cottage and the present house immediately south of Pridmore's Haulage site.

So In our opinion, to fit in historically, the 2 houses proposed for the front of the Pridmore site should have the Gable Ends facing onto the street. This would also give privacy to the 2 properties most affected, 4 Tippings Lane (especially its garden which will be overlooked, causing a loss of privacy) and Rosemary Cottage.

We understand the proximity of the rear bungalow will be extremely close to Rosemary Cottage garden / boundary so there will be a loss privacy for their garden and also intrusive noise from the parking area with the proposed configurations.

Our house is well back from the highway of Chapel Lane but on occasions we are still aware of low level traffic and pedestrian noise at times.

The street noises will be much greater for these properties with the proposed configurations as shown.

With the different configuration we are suggesting the new owners of these properties would also benefit, as they would not have the intrusive noise and lack of privacy from traffic and pedestrians passing very close to the living areas, at the front of their properties.

Loss of privacy and intrusive noise, which affects well being, are both relevant planning issues in our understanding.

Maybe these concerns should be considered by the developers if they are hopeful of interesting potential buyers.

3) We would like to point out that there is a very mature, healthy Ash Tree on the boundary of the site and Rosemary Cottage.

How will this large tree and its roots be impinged on by this development?

We believe Ash Trees are now a protected species so surely attention must be given to this.

These are the reasons why we voice our objections to these revised plans.

Yours sincerely,

Mrs. Jean Mitchell

Mr . Alan Mitchell