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APPENDIX 2
S / 2460 / 06 / F - LINTON

South Cambs District Council
South Cambs Hall
Cambourne Business Park
Cambourne
Cambs
CB3 6AE

ATTN: Mr Ray McMurry

AMENDED

Dear Sirs,

19 FEB 2007

Re: Residential Development, 4 Bartlow Road, Linton, Cambs.

I refer to our telephone conversation yesterday, as you know we have been trying to contact you for some time to discuss any issues on this application. It now seems that at the eleventh hour there are issues which need a response.

Having viewed the letters from adjoining owners and that of the Highways Authority, my understanding is that the verbal responses give have satisfied the issues. However for clarity I would respond to the major elements of these letters.

1. Letter from 18 Bartlow Road.

The houses are slightly larger than the approved scheme for the reasons stated in the submission and plot No.4 actually remains unchanged from that already approved.

We attach as advised 6 copies of the revised plans, these now show the pitched roof of the garage to No. 18. The ridge height / pitch and relationship to the boundary wall is correct, however as we do not have complete access the relationship of the eaves and ground level are approximate. This is of no real issue as the important matter is the projection of this roof above the boundary wall.

The garage virtually obscures the windows to this unit making it virtually impossible to have any view of private spaces to No.18 and certainly not into spaces some 25metres away, as intimated. Bathroom window will be obscured glass and if the relationship between the

gable of the garage and new dwelling is that close, then the windows will open inwards, providing the required means of escape. It is intended to retain the existing site boundary walls without alteration and any new build will be contained to the inside of these avoiding any disruption.

The properties do not extend any further East as stated in this letter, than as already approved and the conifer tree planting will remain unaffected as it is not within the site, the trees belong to the adjoining owner, who can carry out works over which our client has no control.

2. Letter from 9 Granta Vale

There is no change to the current proposal to that which has been approved in the original scheme, therefore if it was deemed acceptable in the determination of the previous scheme then the same must apply here.

3. Letter from Linton Tandori.

We believe this to be factually incorrect. The windows in the current scheme and that approved are of the same size and within the approved drawings and decision notice there is no mention of them all being obscure glazed and limited opening. There is therefore no change to that approved in this respect.

The turning space has been increased as shown on the attached overlay plan and is certainly no worse than as approved.

4. Letter from 29 Emsons Close.

The bay is a design feature. It will not overlook the adjoining property as it will on the flank have obscure glass. This presumable will be a condition of any approval and therefore enforceable. The owner also seems to forget that they have mature conifer trees to this boundary which provides a substantial degree of screening and privacy to their rear garden area.

5. Highways comments.

We understand what is being implied however with the revision now made to the attached drawing it is clear that the current arrangement is an improvement on that which you have already granted consent over.

We are enclosing an overlay plan showing the approved scheme with the changes of the current proposal dotted on this plan. It is clear that the actual area lost by the change is minimal and is far outweighed by the increased space included.

In the approved scheme there were 5 parking spaces, there is no change we still have 5. Within the approved scheme there was always going to be a degree of 3 point turning to exit the site in a forward gear the same will apply.

Irrespective of the Highway comments made, which are effectively the same as the previous scheme; the situation with the current proposal remains the same, if not slightly improved. Therefore as an Authority if you were able to delegate approve the previous scheme there is no justifiable reason why the same can not be for this application.

6. Parish Council comments.

Generally the points made are covered by the above comments.

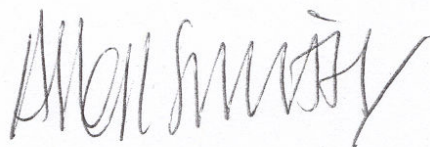
Regarding the lay by to Bartlow Road we understand that this is vital to the newsagents, and it would be normal for builders vehicles to be parked on site during construction works. Unfortunately it is inevitable that disruption will occur, but it is no different with any building work in any area, it is however a temporary situation.

We are certain you will agree, that the above clarifies and resolves issues of concern especially as a most of these elements were raised in the original scheme that you approved.

Given the lack of change to the approved scheme we feel that it would be unreasonable not to issue a delegated approval under the circumstances.

Should you need any information please contact the writer by return.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'AE Smith', written in a cursive style.

AE Smith