

**Norman, Jacqueline**

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**From:** [REDACTED] et  
**Sent:** 19 August 2012 23:08  
**To:** Planning Enquiries  
**Subject:** Planning Application S121428/FH Box Cottage Garway Hill Hereford HR2 8EY

Attention: Mr Duncan Thomas.

Dear Mr Thomas

We would like to respond to the letter from Mr G Rourke concerning our Planning Application S121428/FH,

Box Cottage as originally built and previously extended is obviously significantly close to, and higher than, Stone House. This close proximity and any advantage/disadvantage to both properties is clearly apparent and has to be accepted as fact by any purchaser.

After the previous refusal, the scale and form of the application has been closely discussed during formal pre-application advice meetings with planning officers and the planning application has been prepared to accord strictly with their comments.

Any impact of the proposed new extension on Stone House is significantly less than the previously removed conifer trees that were on the boundary with Stone House, immediately adjacent to the existing kitchen of Box Cottage. Indeed the proposed new extension would not be visible from Stone House had these trees not been removed. Their removal was necessary because of their impact on the structure of our property. We have advised Mr. Rourke that we propose to erect a fence, softened by climbing plants in their place. Mr Rourke has never made previous adverse comments on the conifers. There would be no loss of daylight to any of the windows or garden of Stone House as a result of the proposed extension.

There is very little overlooking of Stone House windows or rear garden from Box Cottage and there is no overlooking at all of any principal rooms of Stone House from Box Cottage. This situation will remain unchanged with the proposed new extension.

We are advised that the sale value of Stone House remains unaffected by this proposed extension.

For completeness, the new window proposed in the existing kitchen of Box Cottage does not require planning consent as it is not directly facing or adjacent to the curtilage boundary with Stone House. However, we do not envisage installing this window in the near future as part of the works for the new extension.

To sum up, we regard Mr Rourke's comments regarding the impact of our proposed new extension to be based on his concerns over the existing proximity of the properties and think they are incorrect with regard to the proposed new extension when considered in detail from close site inspection of both properties and their gardens.

Yours sincerely

Jan & Ian Jenkins