

Dear Team

I am writing following communication received from Planning Services regarding the proposed permitted development on the property [REDACTED]. Having been in contact with the current owners over several years, they have never indicated any intention to develop the site, particularly given the outcome of their previous application (Ref: 20020385), which was rejected on the basis of:

- The scale of the proposed build
- The existing building not being in regular use
- The location being within a designated Green Belt area

With this in mind, I would like to raise the following points for consideration:

Condition of the Existing Dwelling

The current structure is more than 80% dilapidated and, in my view, not suitable for extension or redevelopment, as evident in the attached photographs (taken from front of property and side view) due to the following:

The interior lacks any internal walls.

Several areas are without windows.

Access Limitations

There is no vehicular access to the property, which raises serious concerns about construction feasibility and future access. The submitted plans do not adequately address this issue.

Overgrowth and Environmental Considerations

The site is densely overgrown with vegetation and trees—significantly more than what appears on the submitted plans. If any part of the area falls within a Conservation Area, this should be properly reviewed and taken into account before any approval is granted.

Boundary and Fence Issues

There has been no mention of boundary treatments or fence maintenance in the application.

[REDACTED]

It should also be noted that there are no utility connections to the property (water, electricity, gas, or sewage).

Given the above concerns, I would be grateful if the planning authority would consider the practicality and appropriateness of this proposed permitted development, particularly in light of its Green Belt designation and the site's current condition.

Yours faithfully

[REDACTED]







