

Therfield Parish Council

Parish Clerk Helen Stubbings.
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Chairman M McGloin



Andrew Hunter

By e-mail

20th July 2018

Dear Sirs

Planning Application 18/01451/FP – 2 The Grange, Therfield

The Parish Council has considered this application and objects on the following grounds:

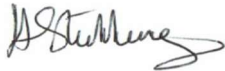
- **Over development of site:** This proposal is outside the village boundary and existing houses in this location are semi-detached within large plots in keeping with the rural aspect of the village. By extending the existing property and building a second large property within the site will mitigate this rural aspect creating a closed urban feel. Existing houses have a spaciousness and setting that will be disturbed by over development of this nature.
Such a development, we consider, may create a precedence for further similar applications which would be unacceptable in this part of the village. Previous applications of a similar nature nearby have been rejected and we ask for similar criteria applied in those cases to be applied here.
- **Parking:** We consider the parking to be inadequate; the spaces being too tight, too few and vehicles likely to be unable to exit when the majority of spaces are in use. This may result in on road parking. This stretch of road is the main thoroughfare through the village, is narrow and curved and inappropriate for residential on road parking.

Proposed parking at the front of the two proposed properties and removal of existing boundary hedge would affect the street line view and is out of keeping with existing.
- Downstairs and upstairs windows of proposed 2b directly overlook 3 The Grange. (Photos of 3 The Grange in the Statement are not up-to-date.)
- This plot is owned by Settle, a housing association, and the Parish Council has concerns about the potential loss of this type of housing within the village, should they decide to sell, without it being replaced. A housing survey carried out in 2013 determined a need for such housing in the village.
- There are statements in the Design and Access Statement that are inaccurate. To correct: Therfield is not served by any public transport, the only local services are a First School and pub which we would not describe as ample. The property is described as a 'blight'. The garden and house were always well maintained (as can be

seen in photos of the property in the Statement) and deterioration is entirely due to the property being left empty and unattended for over 18 months.

In summary, the proposed additional housing, extension and parking spaces would, by reason of their proportions and bulk, result in a materially greater impact when compared with the existing building. This would lead to an erosion of the rural character of this edge of the village location contrary to Policy 30 of NHDC Plan No 2 with Alterations.

Yours sincerely

A handwritten signature in black ink, appearing to read 'H Stubbings', with a stylized flourish at the end.

Helen Stubbings

Clerk, on behalf of Therfield Parish Council