

Mr & Mrs S. Green

25 October 2023

Our Ref SSG/MS/2023-10.01

By Hand

Dr. Malcolm Staveley

Stone House

Beech Close

Farnham

HG5 9JJ

Dear Mr Staveley,

Planning Application ZC23/02895/FUL

Land at Manor Cottage, Shaw Lane, Farnham, HG5 9JE

We write in response to your objection (copy enclosed) to our planning application, seeking permission for the erection of one high-quality self-build home on our land adjoining Manor Cottage, which is intended for the permanent occupation of my wife and I and young family.

Whilst you will no doubt already be aware that our planning application was refused on Monday, 16 October (the Council's Internal Target Decision Date for the planning application) by the appointed Case Officer in accordance with delegated procedures, I have been in the process of respond formally to the objections we have received and despite the refusal of our application, I feel that a response to your objection is still warranted, as a matter of principle, to point out a number of factual inaccuracies, as we now progress to a Planning Appeal.

As I have stated in my letters to the other five objectors to our planning application, I wish to make it entirely clear that my wife and I both greatly appreciate that we live in a democracy and that it is the legal right of the Parish Meeting and other residents of the village to respond to a public consultation on a planning application within the boundaries of the village of Farnham. That said, we are very much people of principle who both seek to act fairly and expect fairness in return and in this case, where objections have been received against our planning application which are not based on facts and also blatant untruths about us have been perpetuated, then we feel we must (and are entirely within our rights) to call this out.

With regard to the first point of your objection, we refer you to our formal letter of response to the objection prepared by Mr Michael Taylor on behalf of the Farnham Parish Meeting dated 18 October 2023, which addresses the main thrust of your objection in great detail. I am advised that you are a member of the Farnham Parish Meeting and am sure therefore that you will be able to obtain a copy of our response to The Parish Meeting from Mr Taylor (who lives just across the road from you at Farnham Hall) if a copy hasn't already been supplied to you.

With regard to your comment on the actions of the previous owner of the site, with the greatest of respect, this is irrelevant to the matter in hand, notwithstanding that any suggestion that we wish to concrete over the land would simply be false on the basis that our proposal will ensure that in excess of 86% of the land will remain open, free from built form and together with our intention to re-introduce orchard trees and wildflower planting as part of the scheme,

our proposal does not represent the destruction of Greenspace, but rather secures what is valuable about it and its long-term future in perpetuity.

In addition, it has been quoted to us that the Farnham Conservation Area Appraisal identifies that infill developments such as Beech Close have reduced the openness of the village and therefore we hope you will understand our sense that your objection to our proposal - on the basis that you live in one of the properties on Beech Close - is an obvious double standard, where it appears you feel it is acceptable for you to live in a property on a development which is seemingly deemed to have prejudiced the openness of the village, but you now wish to oppose our own scheme on such grounds, despite, we wish to reiterate, our proposal being for just one high quality self-build home, which will ensure that in excess of 86% of our site will remain open, free from built form, in contrast to Beech Close, which is comprised of several properties and where none of the open space originally present now remains.

With regard to your second reason for objection, your statement is incorrect and we again refer you to our formal response to the Objection letter submitted by The Farnham Parish Meeting where we have comprehensively addressed such matters. Suffice to say here that we again note such claims are a common theme throughout the various objections we have received and as stated in our letter of response to the Farnham Parish Meeting, considering this fact and the connections (that are common knowledge to us) between the small group of objectors (whether they be neighbourly or as fellow members of the Parish Meeting) we can only arrive at the conclusion, unless we are presented firm evidence to the contrary, that such objections have been a co-ordinated and unscrupulous attack on our well-intentioned planning application.

With regard to your statement particularly that our proposed house will be visible from your own, respectfully whilst this is not a planning consideration, particularly on the basis that our property is situated in excess of 135 metres from your property (at opposite ends of the village) and therefore substantially in excess of minimum separation distances between buildings, we do also question whether you have perhaps misinterpreted our submitted plans (on the basis you have reviewed them) and subsequently become inadvertently confused with regard to the siting of our proposed dwelling.

The photographs attached at Appendix 1 of this letter (captured by me within the last couple of weeks) looking north from the vantage point of the footpath on the boundary of your property (one of which is in line with your front door) towards the location of our site, demonstrate that no views of the exact location proposed for our home are even visible from your property, not least as a result of the presence of the property situated directly opposite your own which is (similarly to your own) also two stories in height, but also because of the presence of several other intervening properties and trees/vegetation situated between Beech close and our site. The proposed site plan submitted with our planning application also demonstrates that the front primary elevation/façade of our proposed home is to be built in line with the front primary elevation/façade of 1 Manor Court and in addition, our proposed dwelling is not as deep as 1 Manor Court and both of these factors result in the siting of our proposed property being screened by 1 Manor Court (in addition to other intervening properties and trees/vegetation) from the location of your property. In the very worst case, extremely limited/filtered views of the ridgeline of our proposed property may just be

possible, but in the context of the existing views of built form from this vantage point, this would not be uncomplimentary of the existing situation.

Your statement that the dwelling referred to in application reference 17/03906/FUL (now constructed and recognised as Folly Hill House) will be overshadowed by our proposed dwelling is also unevidenced and patently incorrect. Not only is Folly Hill House located significantly beyond the minimum separation distances expected between buildings. It is also disconnected from our site by the existing domestic garden (and established planting therein) associated with Manor Cottage. The roofline of our proposed dwelling also stands comparable to that of Folly Hill House. Indeed, Folly Hill House is not a 'lower dwelling' than our proposed property on the basis that it is located on higher ground to the north of the site of our proposed dwelling, bearing in mind that much of the built form of Farnham is predominantly located on the south side of a hill rising from south to north and therefore the ridge lines of properties naturally increase in height the further north they are located.

Bearing all of the above in mind, we wish to respectfully point out that your objections to our application are clearly not based on facts or evidence and that such objections cannot therefore be reasonably sustained when our application is considered fairly against such facts and evidence, together with the unique circumstances of our site and individual high-quality, self-build proposal. We respectfully ask therefore, as a matter of fairness, that you please withdraw these statements and that you will refrain from making untrue statements in future.

Yours sincerely

Sam Green
Mr & Mrs S. Green

Encs

Appendix 1



N.B. View looking North from footpath in line with front door of Stone House, Beech Close, Farnham towards our application site. Note that there are no views of the site.



N.B. View again looking North from footpath close to the front door of Stone House, Beech Close, Farnham. Note that the site our proposed dwelling is clearly not visible.



N.B. View looking North from the footpath closer to the junction of Main Street with Beech Close towards our application site. Note that built form associated with Manor Court is just visible and in the very worst case, only extremely limited views of the ridgeline of our proposed property adjoining 1 Manor Court will be possible from this vantage point. However, as demonstrated by this photograph built form of properties is already the established view from this location.