

Ian Davidson
Mistletoe Cottage
42 Sutton Lane, Sutton, Oxon
OX29 5RU
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Subject: Key Observations for Site Visit – Planning Application References **24/01727/LBC & 24/01726/HHD.**

Dear Planning team, Councillors

I understand that a site visit is scheduled for the consideration of planning applications 24/01727/LBC & 24/01726/HHD. I appreciate the opportunity for councillors to see both the applicant's property and mine, as this will provide valuable context for their deliberations.

I have been advised by the planning officer as follows: ***"We ask that you please do not engage in any discussion with members or officers during the site visit. "***

Therefore, to assist councillors in making the most of the visit, I respectfully suggest that they consider the following aspects while on-site:

1. Proximity Between Properties

Observing the distance between the proposed development and my property will provide an understanding of how the proposal affects light, privacy, and general residential amenity.

2. Ground Level Differences

The site's topography is a key factor. Councillors may wish to note how differences in ground levels influence the height and visual impact of the proposed development relative to neighbouring properties.

3. Existing Light Conditions

I encourage councillors to consider how natural light currently reaches my property, particularly the easterly facing windows and areas of my property, where light will be affected in main living areas. Observing this in person will provide insight into how the proposed development may affect these conditions.

4. Visual Relationship Between Properties

Standing at various points on the site, councillors may wish to note how the mass and scale of the proposed development relate to surrounding properties, particularly in terms of overshadowing and visual dominance, and with specific reference to the inaccurate daylight and sunlight assessment drawings submitted by the applicant. I would highly recommend that councillors to bring copies of the assessment for reference to fully appreciate the concerns I have raised, so that there is no confusion as to what I am objecting to.

5. Key Areas of Impact

Observing specific elements, e.g., boundary wall, existing structures, ground levels, proposed overshadowing and potential maintenance issues will provide context for understanding the potential impact of the development on both properties.

I trust this visit will allow councillors to appreciate the existing conditions and assess how the proposed development may impact its surroundings.

I will be on hand, of course to answer any questions that they may have, but since I have been advised, specifically not to speak with them, I am not sure how this would be possible without their express request, permission and agreement.

Please ensure that councillors bring sufficient identification, so I can validate who is coming onto my property.

Thank you for considering these suggestions. I hope they assist in ensuring a well-informed and balanced evaluation of the application. Please let me know if further clarification or information is required.

Yours sincerely,
Ian Davidson
Mistletoe Cottage.