

## Formal Objection to Planning Application - 242066 - Blocking Front Elevation of Flat 18 and Misrepresentation of Property Sale

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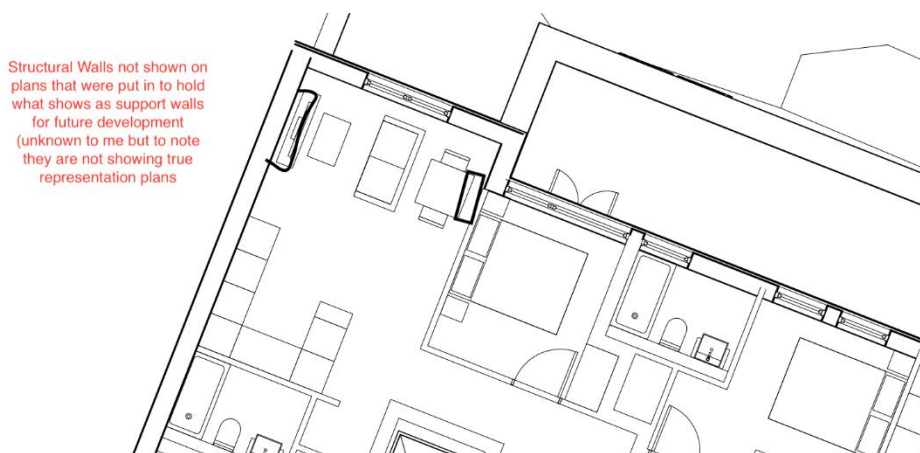
I am writing to formally object to the planning application concerning PP-12859577 - Planning ID - - 242066 specifically regarding the impact it will have on Flat 18 of the building.

My objection is based on the following grounds:

### 1. Blocking of the Front Elevation of Flat 18

The proposed development will severely impact the front elevation of Flat 18, which is shown clearly in the submitted plans. Blocking this elevation would diminish both the aesthetic and functional value of the flat, restricting natural light, views, and overall appeal. Such a change drastically affects the livability of the flat, reducing its market value and violating the initial design expectations communicated during the purchase. Also to note the developer installed further structural obligations into my flat which are not shown on these plans which I can only see is a use to furthermore support the development plans they are submitting now to support the structure. (Not providing the council with accurate plans of the current buildings layout)

Shown below



Shown in photo below (North Facing Elevation Sunlight currently restricted by existing buildings this elevation would create complete darkness with no natural light) no plans to side elevation to show if windows are visible directly to flat 18 windows is unknown as plans do not show)



## 2. Misrepresentation of the Sale of the Top-Floor Flat

Upon purchasing the top-floor flat (Flat 18), the property was sold on the basis of certain representations that are now proven false. The original sales information suggested the building's design and surrounding environment, (building layout),. These expectations have now been undermined by the proposed changes, which are in direct contradiction to the initial representations from the developer and agent. It has caused significant distress and financial concern to the residents who purchased their homes under false pretences. Also to note the original development took 9-12 months longer to complete than they originally mentioned, which caused a huge amount of distress due to noise pollution.

## 3. Unfinished Building Work and Non-Compliance with Planning Requirements

The building itself remains unfinished as per the original planning requirements. Despite assurances from the developer, essential aspects of the building are yet to be completed, which raises concerns about the viability and integrity of any additional development plans. This non-compliance with initial planning conditions must be addressed before any further permissions are granted.

## 4. Post-Sale Developer Issues: Poor Communication and Snagging Delays

Since the sale of Flat 18, there has been poor communication from the developer, resulting in significant delays in addressing critical snagging issues. It has taken over two years to resolve simple issues due to the developer's lack of response and failure to meet commitments. Also existing issues that were caused by flooding and damage to internal buildings that to this day are still not rectified that took place in December 2023. This level of service calls into question the developer's ability to execute further work on the building to an acceptable standard as a freeholder. Allowing additional work when existing issues remain unresolved would only further disadvantage the current residents.

In conclusion, I respectfully request that the planning committee carefully consider the points raised in this objection along with building on top of the residential block, and the impact on the residents living here.

Furthermore, I urge the council to ensure that the developer addresses outstanding obligations from the initial planning requirements such as unfinished bike stores, Outstanding paint work and remedial works unfinished

Kind Regards