



8.12.2012

Mr Shaun Scrutton  
Planning & Transportation  
Rochford District Council  
Council Offices  
South Street  
Rochford  
Essex  
SS4 1BW

Dear Mr Scrutton

**APPLICATION No. 12/00671/FUL**  
**Mr Mark Hanham – M & D Building Services Ltd**  
**215 Hockley Road, Rayleigh, Essex SS6 8BH**

With reference to the above Planning Application we would request that the following matters be given full consideration :

1. Whilst viewing the applicant's photos and plans, we note that there are significantly no photos or reference to our property, boundary wall, or gardens. We are actually going to suffer the most impact of all adjoining properties and will lose the privacy we enjoy, only to be overlooked by three new rear elevations viewing our rear bedroom, bathroom, kitchen and dining rooms and garden areas. The upper rear windows of the existing property were secondary and did not cause any overlooking problem. In order to assist your consideration of the following matters raised, please find enclosed a selection of 8 of our photos illustrating our current situation.
2. We note the **proposed positions** of the three new properties on the **Proposed Site Plan**. It is very important that **these proposed positions are maintained**, in order to give them long back gardens and to site their rear elevations as far away as possible from our property, in order that we may each maximise privacy from our rear windows and gardens. We are currently un-overlooked and any proposals will breach our privacy and ultimately will have an adverse effect on the value of our property. We have recently had our property valued.

3. The rear boundary retaining brick wall of 215 forms our South boundary wall and is very important to us, as it is visually attractive, being a very old red brick wall and forms a key element of our beautiful garden & planting and gives us privacy from 215, being 1.7metres high on our side. Furthermore it is also a retaining wall between our garden and 215 which is about 1m lower than us. **It is essential this wall is kept and maintained.** It is of considerable age and some of the upper half is in poor condition. We believe this wall to belong to 215 and in view of it's height and condition, we trust that the proposed developers will be required to retain and repair this wall, especially if it is disturbed by the proposed building works. With this point 3 in mind, we hope you can make this a 'Condition '. We would be happy for the Planning Officer to view the said wall and our privacy from our garden, by prior appointment.
4. We are most distressed that this second scheme for the development of 215 now requires the demolition of the Old Coach House/ Stables which are adjacent to our property and garden. This building is several hundred years old and we understand was part of the Inn which controlled the Toll-gate on the Hockley – Rayleigh road. Not only is this a historic building, but it also provides an attractive screen, affording us privacy from 215. The new proposals will result in our rear garden and walled courtyard side garden being overlooked.
5. We note that it is proposed to lower the new properties by digging into the hillside and constructing a low wall across the middle of the rear three gardens. Whilst it is good to keep the new properties as low as possible, we are concerned that any cutting away of the ground could create a risk of slippage and subsidence of our garden and house, being sited uphill. It is therefore imperative that this new cross garden wall be properly designed and suitably constructed to act as a fully adequate retaining wall.

We trust these important matters will receive due consideration and be implemented to protect us, being the most affected, immediate neighbours.

Many thanks  
Yours sincerely

A large black rectangular redaction box covering the signature area.