

**21/00799/FP: GLADSTONE VILLAS, REED: TWO STOREY REAR EXTENSIONS TO EXISTING DWELLINGS AND ERECTION OF 4 BEDROOM DETACHED HOUSE:
Comment On Amendment Submitted 30/09/21**

Having considered the amendments submitted by the applicant on 30/09/21 Reed Parish Council wishes to confirm all its objections to this application as set out in detail under 1-4 in its submission dated 6th May 2021. Reed Parish council therefore reaffirms its request that the Planning Authority refuse this application.

The amendments presented do not address the substantive objections set out by ourselves and the many residents of Reed who entered comments. Specifically, the proposed new detached house in the garden of 2 Gladstone Villas would harm the conservation area. It would harmfully increase density in a quarter of Reed which has already seen significant housing growth in the last 5 years, in a manner damaging to heritage and to the character of the village. The site is inadequate in size for the development proposed in this location and the application would negate accommodations in the design of The Kilns which were intended to preserve particular open aspects which are a recognised feature of the conservation area. Moreover, the application would degrade the amenity of neighbours and reduce safety on the highway at the junction of Jackson's Lane, Brickyard Lane and Hobbs Hayes.

These reasons for refusal of the application are dilated upon and detailed in our 6th May submission which we would refer Officers and Member back to in making a determination. The amendments added on 30th September do nothing to mitigate, far less eliminate, the problems identified there. Moreover, the illustrative street-scapes added to the application documents seem designed to underestimate the size and the adverse visual impact of the new-build proposed. As such they are consistent with the misleading intent of verbal descriptions included in the original supporting statement, suggesting the site (a domestic garden) is "vacant scrubland" and "currently unused" land.

Reed Parish Council therefore confirms its objection to this application, in amended as in original form and requests it be refused.