

From: Yonas Desta [REDACTED]
Sent: 06 December 2023 13:07
To: Section 62A Applications <section62a@planninginspectorate.gov.uk>
Subject: Re: S62A/2023/0021 Moors Field, Station Road, Little Dunmow, Essex

Goodmorning Leanne,

Thank you for email and update. We have gone through the files and drawings but haven't seen any meaningful changes except corrections. Our initial comments, objections and appeal are still standing.

Just to show how the developer keeps presenting wrong and misleading information, we have included the following observations. We have shown this on their first application to Uttlesford District Council where the developer showed a wrong section drawing that showed Ainsworth Drive and the proposed land being on the same ground level, see attached. Addressing these points doesn't close out our objections completely but might indicate we are getting closer.

1. *"As set out previously, we can also confirm that the proposal would meet Essex Design Guide standards that require a separation distance of 25m between rear elevations. The separation distances between the proposed and existing dwellings are between 26.5m and 36.1m."*

This is not correct as seen from the attached mark-up drawing. At the narrowest point the separation is less than 23m and 21m. Furthermore, the Guide is intended for level ground dwellings and not where you have a sharp elevation difference of nearly 4m between adjoining dwellings.

2. *"We can also confirm that none of the proposed adjoining dwellings have living rooms on the first floor which would require a minimum back to back distance of 35m to comply with the Essex Design Guide."*

This is a strong statement as the residents can alter room uses at a later date. There is no guarantee the first floor won't be used as a living room.

3. *"The rear elevation of all of the new dwellings is also a minimum of 15m away from the nearest existing boundary in accordance with the Essex Design Guide."*

This statement is irrelevant as there is a buffer zone requirement of 8m as per UDC and it has nothing to do with the Guide. We believe the developer is trying to show that they are following the Guide misleadingly.

Kind regards,
Amele and Yonas