

Planning Application: 2350/21/HHO Rose Cottage,  
Westlake.

Formal Objection.

Having been a previous owner of this property I feel that certain details within this application need clarifying, both for transparency and accuracy. The land (ruin) to be built upon has only recently been purchased by the applicants and had always been a separate entity from Rose Cottage. The ruins had previously had a number of historic failed attempts to gain planning permission for a dwelling.

Whilst the applicant states that there will be no adverse affect on neighbouring properties, a two storey extension will affect the properties to the south (four) and seriously affect The Ranch to the north. The south facing windows on The Ranch will lose its rural view and face directly at the extension.

The drawing number 2501LO2.12 needs verifying by a planning inspector.

The water from the new roof will now be directed with other water sources to a soak away above the stream, the Longbrook, at a point where severe flooding is a constant occurrence. See Ermington Parish Council minutes, Council members' reports, highway reports and Devon County Councillors' reports.

The surface water from an expanded car park is being directed into a new outfall, again directly where the most flooding occurs.

This proposal is, in effect, the creation of a second dwelling on this site and almost doubles the frontage of the property.

At the September meeting of Ermington Parish Council, the Council refused planning for Application No. 3180/21/FUL Perquit Mill Barn, a new build on ruined foundations.

This has, I feel, clearly set a precedent for the refusal of this application.

1. Over-development
2. Increased flooding of the Longbrook affecting a dangerous road junction.

3. Affects on neighbouring properties' rural outlook.

4. Local planning precedent set by Ermington Parish Council

a/m *[Signature]*