

From: [Comments, Planning](#)
To: [Jones, Grahame](#)
Subject: 240680 - 113 Blagdon Road
Date: 08 July 2024 08:22:41
Importance: High

Application Number: 240680
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Comment Type: Observation

Comment:

I first wrote to the council in response to a complaint they had received from Mr Kralle. Our response/letter pointed out the various issues we have been coping with due to the many development projects taken on by Mr Kralle without any consultation, permission or skill-based work.

I have attached a copy of that letter for your information. I am still waiting for a substantive response to this letter dated 25-10-23.

I want to object to this application on various points. This is a retrospective application, and the work has already been carried out by Mr Kralle, who is not a skilled or experienced tradesperson. The front drive application has several issues; first, I believe you are not allowed to create a parking space, which requires you to reverse onto a main road as it is dangerous. There is little on-property parking on Blagdon Road, and the road has many cars parked on it; reversing out means you will not be able to see up and down the road and pavement; many school children use this road/pavement as well as young mothers with pushchairs. The space dug out is not large enough to park a car on. Mr Kralle cars are 2/3 on his drive and a 1/3 on the pavement, blocking pedestrians using the pavement. Mr Kralle has also dug out and lowered the ground for the car parking areas and built a simple wall around the area. Even the council has called them retaining walls, but no engineering calculation or building regulation has been met, so how do we know they are strong enough to retain the ground and not damage our foundation? This construction has lowered the ground and been built close to our foundation and the front of our property, from which we have no protection from Mr Kralle's DIY obsession, which may have damaged our foundation in the short or long term. This also puts Mr Kralle cars only a few feet from our living room window, which we cannot have open due to this causing both noise and particle pollution.

The second part of the application has been described as 'Retaining rear garden structure for cat protection across all boundaries at the rear'. This is very misleading; this is basically a fence on the boundary over the permitted height. It is an eyesore that interrupts our light and view from our property. As I understand, it's very simple: the planning regulation allows for a specific height fence on all housing estates, and this FENCE has been erected over the height and should be removed. As stated, Mr Kralle's property is in the middle of a typical housing estate with terrace and semi-detached homes all around him. All of these homes are close together, and all have 6ft panel fencing separating the rear gardens, so we don't need this out-of-place superstructure on our boundary. Calling this a cat protection fence is a farce. If a fence is 4ft, 6ft, or 8ft, a cat can still climb up and over it. How many times do we hear of cats climbing trees?

The level and size of development at Mr Kralle's property are breathtaking, all done under a DIY protocol. I am where you can build onto your property a specific size within permitted development. However, I am unsure where the size and volume of Mr Kralle's development fall within this. Then, there is still the issue of building regulations, engineering schemes, materials, etc.

This complete overdevelopment without any care for the neighbour's property and from someone with little skill or knowledge must not be allowed to stay.