

From: Ed Starkie

Sent: 27 March 2025 19:00

To: Christopher Cummings

Subject: Objection to Planning Application 5/0197/FUL

Dear Mr Cummings,

We are writing to formally object to some of the proposed planning application 25/0197/FUL for King George V Playing Fields, specifically with respect to the size, nature and location of the extension of (and eventual addition of a second-story to) the existing pavilion. As residents of a property which directly overlooks the park to the rear, we have been following Exeter Community Trust's plans for development and the consultation information that was shared, carefully.

Based on the initial consultation plans shared at the time we believed that, although our outlook would be somewhat impacted by the building, it would be sufficiently distant from ours and only single storey, thereby minimising any privacy impact. However, upon reviewing the formally submitted planning application we noted that there is also a second storey planned in the extension and that both planned storeys feature windows facing our property (the café windows being full height). In addition to this, the footprint of the extended pavilion is now *significantly* different from the consultation views, having extended both across the back of our property **and** towards our property boundary (see attached doc for details).

Both storeys of the planned extension will have an increased potential for overlooking into surrounding residential properties, including ours. This raises concerns regarding privacy, particularly as the design includes windows, terraces, or other elevated features facing residential homes. The presence of a larger and taller structure so close to our property will lead to a loss of personal privacy. We also feel that the addition of a second storey for 'General Office space' is excessive and unnecessary considering the significant overlooking concerns this raises.

The windows in both the ground floor Cafe and upper floor 'General Office space' which will have direct line of sight into the upstairs (bedroom) windows of our property, as well as the 'General Office space' windows being able to look directly into our garden, lounge and dining room.

This has clearly been realised by those drawing up the plans for the development as we note that some token trees have now been included on the other side of our fence, presumably as an attempt to offer some sort of screening. These were not present in the original visuals so have clearly been added as an afterthought owing to the sorts of

concerns raised above and would, we feel, not come close to addressing the privacy issues this design introduces. We would suggest that, were the plans to be approved, either some more formal screening closer to the windows would be required, or that opaque glass should be used in the windows facing the houses backing onto the park.

For reference, we have attached a document which contains the following views to illustrate our concerns:

1. Initial consultation site plan and Submitted application plan

This illustrates the degree to which the footprint of the development has increased in size **and** changed location, meaning that the nearside boundary has moved *significantly* closer to our property, increasing overlooking/privacy concerns from the windows facing our property on both levels.

2. Initial consultation rendered image and submitted plan aerial view

This illustrates how much closer to our property the proposed development now is, as compared with the original image on which we based our response to the consultation.

3. Extended Border of new development

A representation of how far across the back of our and our next-door neighbour's property the proposed development would extend.

4. Mock-Ups of expected new building appearance from our property

2 x mock-ups to give an indication of the extent to which our property would be overlooked from both floors of the new building.

Conclusion:

We support the general premise of the wider development plans for the playing fields and certainly feel that the pavilion building needs improvement. However, given the concerns outlined above, we respectfully urge the Planning Department to refuse the application for the extension of the pavilion in its current form and location. If the intention is to improve the pavilion, alternative designs should be considered that do not result in excessive height increases or expansion or designs that result in significant overlooking issues and adverse impact on surrounding homes.

We would appreciate being kept informed of any developments regarding this application and request the opportunity to attend any planning meetings where this proposal is discussed.

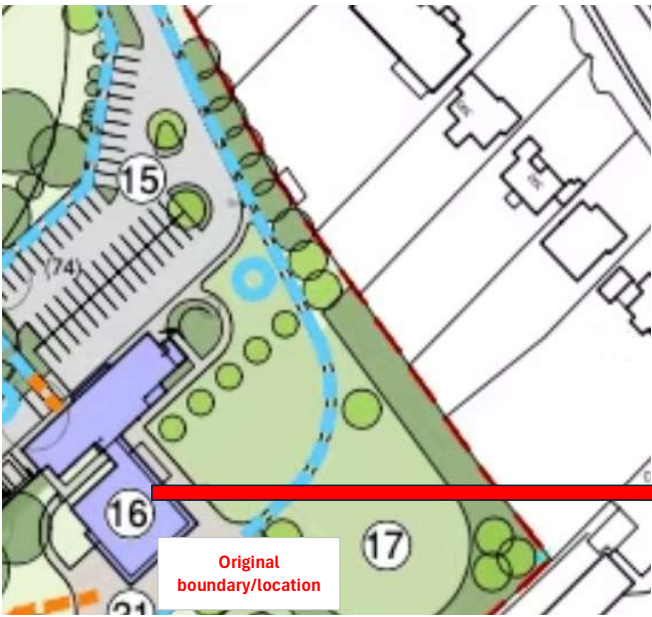
We'd also greatly appreciate an acknowledgement of this objection by return email.

Thank you for your time and consideration.

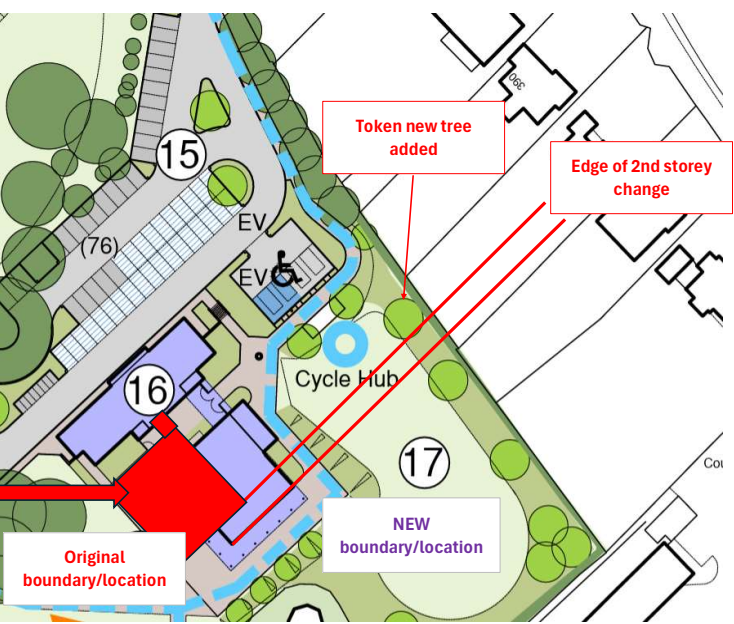
Yours sincerely,

Ed Starkie & Ali Vincent

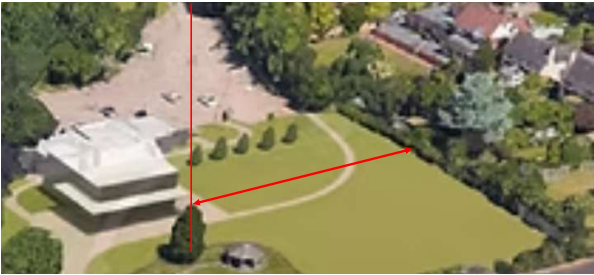
Plan on consultation site



Submitted Application



Consultation Image



Submitted Application

