

The Chief Planning Officer
Planning Department
Mid Beds District Council
23 London Road
Biggleswade
Bedfordshire
SG18 8ER

22nd December 2000

Dear Sir,

**With regard to the construction of a new white door on the side of 4 Newis Crescent, Clifton.
(Planning Permission accepted October 1998), constructed September to November 2000**

During the last few weeks a number of my neighbours and myself have become concerned by the new construction of the first floor access to No. 4 Newis Crescent Clifton. We are all conscious of the intrusion that has entered our lives since this stairway and door have been built. What was a simple brickwork gable end to the property, acceptable as part of the original planning for the small estate, is now marred by this unfortunate addition.

I understand that my neighbours who live in the properties in Rookery Walk, and a number who have moved into Newis Crescent since October 1998, overlooked by the access were not given the normal courtesy expected of the Mid Bedfordshire or County planning authority to advise of the intended construction. This was further confirmed when I contacted the County Planning Office last month.

We purchased our property at 15 Rookery Walk, Clifton, in November 1998. The solicitor acting on our behalf has made no discovery of the intended construction since apparently no council notifications existed. (Please find enclosed copies of the solicitor's letters and house documentation). I am particularly concerned that this construction may also reduce the value of our property and make the sale of our property more difficult as and when the time comes.

The door in question overlooks a number of houses opposite including 15 and 17 Rookery Walk and is directly visible from our back garden and within the rear of our property. The first floor access door even when closed, permits direct viewing, particularly onto our land and No. 17 Rookery Walk since it has a large window.

You may be aware of the planning restrictions on my property where I am not permitted to build even a low height fence on the front garden. This limit would surely be placed upon any proposal for building a fence. I am therefore somewhat grieved at the planning given to the access construction referred to. To obscure it from my own boundary I would need to build my existing 2 metre (6 feet) rear wall up to 4 metres (12 feet), which is both ridiculous and unacceptable due to potential instability.

On behalf of my neighbours affected by this construction and myself, we would be pleased for the complete removal of the door. However since the stable door is closed after the horse has bolted, we look forward to you putting right what is an apparent fault on your service to us as ratepayers. May we suggest that you consider the modification of the door being impressed upon the current occupiers so that it is a solid door without fenestration and furthermore look into the possibility of an early planting a screen of rapid growing trees to hide it from our view.

We would expect the council to come quickly to terms with this matter and look forward to receiving your early response. We do not intend to let this matter rest until some satisfaction is afforded to us. As residents of Rookery Walk we feel the council in this matter may well have neglected us.

Yours faithfully

N.J. Hawkes (Mr)

(copies to affected residents in Newis Crescent & Rookery Walk)