

Date 11 May 2009

Contact: Annabel Tate

Phone: (01273) 293239

Dear Mr Knight

Pedestrian Access to Proposed Development

Regarding your request for pedestrian access across the strip of housing land to your proposed development I am sorry to have to tell you that I have decided to refuse access. I am writing in order to explain the reasoning behind this decision.

I was asked for permission as representative of the landlord for the land in question. As landlord my first concern is impact on the residents who live around this strip of land. So I consulted the 12 households concerned. I also spoke to you and your wife.

I have received 5 letters of objection and one verbal objection. The objections are numerous and include

- The argument that access should be from the Ridgeway as the residents on Kipling Avenue will not benefit from the development and believe they therefore should not suffer a detriment as a result of the development.
- The wheelie bin and recycling boxes for the address will have to be transported down in front of the houses on Kipling Avenue, thereby increasing noise and pedestrian traffic in this area.
- The house planned is a 4 bedroomed property and one can reasonably expect there will be several occupants, for whom this strip of land will be the only access, thereby increasing noise and pedestrian traffic.
- Any future works or deliveries to the house will necessitate all deliveries and trades people

- As the only access planned is from Kipling Avenue the residents feel that when the building is complete the future residents, their visitors, including removal lorries, deliveries etc may be tempted to drive across the green to make access more easy. I have been sent a photo of a flat bed lorry parked on the green.
- Any vehicles visiting the proposed development will have to park in Kipling Avenue thereby exacerbating the current parking problems on the street.

I am sorry to say that I find the arguments made by the residents to be reasonable objections. Access to the development in my view needs to be from the Ridgeway so as not to disturb the residents of Kipling Avenue.

I have been made aware that a previous occupant of your home had a personal license allowing pedestrian access across this area. I understand from our conversation on the phone at the end of March, that you expected landlord permission would be forthcoming because of the previous granting of this license. I am sorry to say that I do not find that this personal license, which expired when the property was sold to you, is at all relevant to the current request for access. I have made this decision because

- The former license was personal and related to the particular circumstances of the former resident.
- The former resident had vehicular and pedestrian access from the Ridgeway.

I am also concerned that should permission be granted for sole access to the backyard development in your garden then the particular nature of the greens and terraces in Kipling Avenue would be changed forever and would create a precedent for further developments in Ridgeway gardens with access onto Kipling Avenue.

I am sorry therefore that I am refusing permission for pedestrian access to the proposed development in your back garden.

Yours sincerely

Annabel Tate
Housing Officer