

Stefan Galyas

From: [REDACTED]
Sent: 05 October 2025 16:41
To: Stefan Galyas
Subject: 23 Valentine Drive application - comments from legal owner of 22 who was not given notice

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Hi

I was recently contacted by the owner of 23 Valentine Drive who advised he was seeking planning permission and that as the legal owner of 22 Valentine Drive I needed to be sent details of the application so I provided my address. I have received absolutely nothing and so have just done a search myself to find the deadline for comments was 29/9 so not happy !!

As legal owner I therefore ask that my comments are duly considered as follows:

- There is a current overhanging gutter into my property 22 Valentine drive which must be avoided in the proposed design to avoid damage to my property and encroachment of the boundary.
- the current elevation plan is incorrect as is the plan of access to garden- what assurance is there that the build will be as per the plans given the architect can't even show what's there currently ??
- height and overlooking windows are of concern - can it be confirmed categorically there will be no overlooking windows ? I can see no details of proposed height ??
- any damage to the garden of no 22 including lawn, flower beds, fencing etc must be put right, same with driveway and path which must be kept clean. Fencing must be restored.
- Access for no 22 to the garden, garage and driveway must be maintained at ALL times and NO materials or rubbish is to be left on the above i.e no 22's garden, drive, path AT ANY TIME.
- access to no 22 garden for the purposes of build only must be sought in advance direct to the tenant
- Noise and disruption must be kept to a minimum and normal working hours

Can you please confirm that my comments will be taken into account given appropriate notice was not given?

thanks
regards

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[REDACTED]