

Thank you for the consultants responses to our application.

Given the consultation period for the application has ended, we would like to take this opportunity to address some key points in relation to the landscape feedback provided.

Firstly, we believe the objection raised - based on the location of the property - does not fairly or accurately reflect the nature of the application. The application must be individually assessed and not generalised based on its location. The areas referenced span a wide region, from the outskirts of Cardiff to Caldicot, and do not typically fall within zones where permitted development rights (PDR) are removed in full. To our knowledge, most, if not all, residents in these areas retain their full PDR.

Our application specifically seeks to retain only Class E rights, which pertain solely to the enjoyment of the rear garden for the occupiers of the dwelling, which has been designated as a private domestic garden via the local council. This is not a request for the full reinstatement of all PDRs, but rather a focused and reasonable proposal in line with national guidance and policies.

It is important to highlight that the neighbouring property (Application Ref: 12/0177) has previously secured approval under PDR, specifically under Class E without any objection from any council consultants or neighbouring dwellings for that matter. In addition, other surrounding properties continue to exercise their full PDR, including Class E, without restriction.

We strongly believe that each application should be assessed on its individual merits. In this case, it appears the landscape consultant has not fully considered the specific details and context of our proposal.

Class E contains clear policy safeguards to protect both the landscape and the amenity of neighbouring properties. It includes strict limitations on the scale, height, and placement of any development within the garden, thus ensuring minimal visual or environmental impact. In our case, existing boundary treatments already provide substantial screening, ranging from 3 to 6 metres in height on both sides of the boundary. Furthermore, the approved front boundary landscaping adjacent to the highway will further enhance visual amenity and provide full screening of the rear garden from public view.

Given that neighbouring dwellings enjoy their gardens with Class E rights, we believe it is both fair and reasonable for our property to benefit from the same. The proposed use of our private domestic garden falls entirely within the policies set out in Class E and would have no adverse impact on the surrounding landscape or environment.

We have worked collaboratively with the landscape consultant to develop a comprehensive landscape scheme which significantly enhances the site. Therefore, the recommendation to remove Class E rights solely on the basis of location appears inconsistent with national guidance, which stipulates such measures should only be applied in exceptional circumstances. In this case, we respectfully submit that no such exceptional circumstances exist.

Thank you for considering our response. We remain committed to working constructively with the planning authority and hope this provides further clarity on the application.

Yours sincerely,