

Workhouse Cottage,
Workhouse Lane,
Little Horkesley,
Colchester CO6 4DS
Roger.drury@btinternet.com

28 June 2010

Environmental & Protective Services
(attn Simon Osborn),
PO Box 889,
Rowan House,
33 Sheepen Road,
Colchester CO3 3WG

Dear Mr Osborn,

Application No:101184

Location: Crown Cottage, Crown Street, Dedham, Colchester CO7 6AG

The Dedham Vale Society has two concerns over the above application:

- The size of the front bay window is disproportionate to the size of the property and the sheer area of glass envisaged is out of keeping with its surroundings.
- Secondly this is an example of a comparatively small property being expanded to create a much larger dwelling. It is important in the villages of the Dedham Vale that we retain a mix of properties and the current vogue for expanding all properties will over time seriously diminish the mix of housing stock in the Vale.

Additionally an examination of the Dedham Village Design Statement will show the desire of the community to retain a property mix which gives those of any income band the opportunity to live in a rural community.

I would also point out that CBC has an obligation under the original Colchester Plan 2004 and under the Local Development Framework Development Policy 20: Dedham Vale Area of Outstanding Natural Beauty to protect the area from inappropriate development. This applies not only to the countryside but to the communities within the Vale and an important "human" element is the maintenance of a good mix of housing stock.

The issue of retaining a good mix of properties is essential to ensuring that the Vale remains a vibrant and developing community.

Yours sincerely,

Roger Drury
DVS Essex Planning Officer