

From:
To:
Subject: Application 2019/90486 120 Laund Road Salendine Nook
Date: 11 March 2019 16:40:00

Please accept this email as a formal **objection** to the proposed development of the land at 120 Laund Road.

. The development if it went ahead would have an adverse affect on myself as it is on land . The objections are as follows :-

1. Application Form

I have read the completed application form and would say that some of the answers are not correct. For example, Item 10 concerning Trees and Hedges asks are there any trees or hedges on the site. The answer given was 'no'. This is not correct !!!! The area from the current bungalow to the boundary . There are dozens of them. These include Silver Birch, Rowan trees,,Firs and Sycamores. There are other species . There are also trees that in my opinion that could influence the development or might be important as part of the local landscape character. These include an established Oak tree and fir trees.

I would therefore say the application should be rejected as the applicant has not been honest in its completion. I assume that the developer has failed to comply with the current 'BS5837: Trees in relation to design, demolition and construction recommendations'. Again the application should be rejected on the failure to comply with that recommendation.

2. Other reasons for Objections

a) Shading and loss of daylight.

Due to the height of the proposed houses and the positioning of proposed houses , . This would be significant and have an .

However, this would be reduced if those houses were not as tall. This could be achieved by the houses not having 'attic' bedrooms or an alternative type of dwelling eg a bungalow.

Knowing the track that the sun takes, another way of achieving this would be to build houses further away . It would result in those houses having a longer rear garden, which I'm sure prospective buyers would also wish for.

b) Overlooking windows and Loss of Privacy

Having looked at the elevation drawings for houses the rear windows of these would . This is especially worrying as .

c) Design and Scale of Houses.

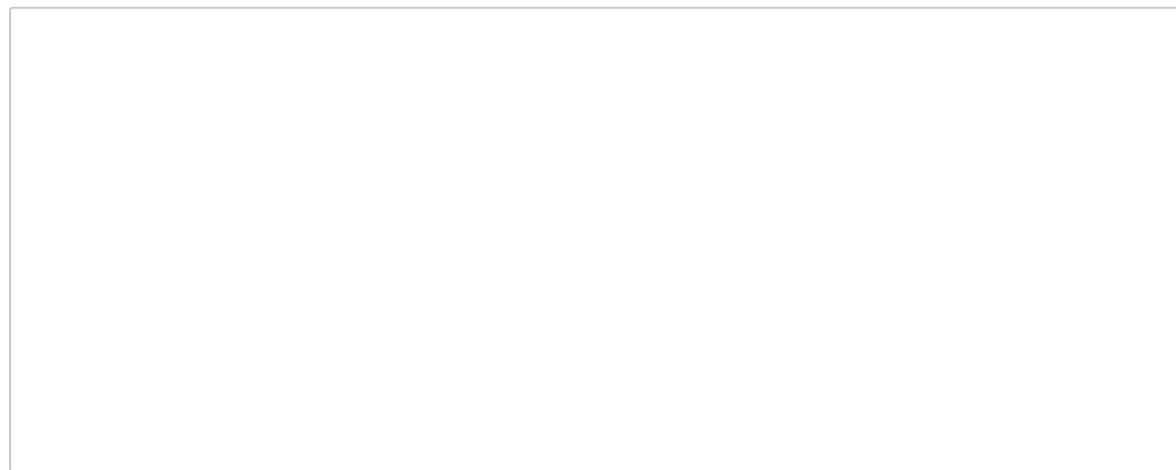
The height of the houses is not in keeping with the existing premises on the adjacent land and are therefore not in keeping with the area.

c) Bats

I must also object to the whole development as wild bats continue to fly around the area. As more and more land has been taken for development I'm sure that the space is now vital for the continuing existence of the bats.

I can confirm that bats have been in the area for that length of time and I wouldn't want their environment to be destroyed.

I would hope that the developer and the Council have fully complied with <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>



I would sincerely hope that a survey was carried out between May and October 2018. Bearing in mind my points raised above concerning Trees and Hedges, I think it's a necessity that the applicant provides a copy of any survey that has been undertaken. I asked for this when the last application was submitted and my request was ignored.

d) Noise and Disturbance

The development as a whole would bring extra noise and disturbance to the area which is currently relatively peaceful as it is not currently overdeveloped.

e) Dry Stone Wall

I am also very concerned about the possible impact on the current dry stone wall which exists between our properties. It would be a disaster if the dry stone wall was damaged during the proposed development. I would really like confirmation from the contractors / developers that this wall will be respected and kept good throughout the build. In fact, I would request that was incorporated as a condition if permission is granted. Thank you.

If you require any clarification on any of the above or wish to discuss the matter with me, please feel free to contact me

