

**From:**  
**To:** [DCAdmin](#)  
**Subject:** Planning Application Number 2019/91802  
**Date:** 13 June 2019 10:45:18

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13<sup>th</sup> June 2019

Dear Sir/Madam

Planning Application Number 2019/91802

I along with other residents from Grove Nook and Prospect Road have strongly objected to each and every one of these proposed applications. I would therefore request that the Planning Office view **all** the objections previously made, as part of my formal objection today.

This is probably just a tick box exercise for the council and I doubt if our objections will truly be taken in to account because they haven't in the past, but you have to understand that the residents of the areas affected are getting increasingly annoyed that our quite little village is turning in to a massive housing development with what appears to be no thought to the impact it is causing.

Should this application go ahead I would ask that you request an amendment to the plans so that both sets of town houses are built vertically opposite each other and not horizontal to lessen the impact on those affected residents on both Grove Nook and Prospect road. This will allow a lot more light and also allow more privacy for those properties that would be overlooked, as the properties will only then be side on to those on both Grove Nook and Prospect Road.

My objections, yet again against this application are as follows:

- Right to Privacy of the residents of Grove Nook. This build will tower over the rear aspect of the properties on Grove Nook due to the differences in elevation which is not truly depicted in the proposed plans. As such this would leave the affected residents with no privacy. These properties will no doubt have their bedrooms and bathrooms on the upper floors facing our properties. The close proximity of this build will mean that our bedrooms, bathrooms and what we do in them will be directly overlooked by the houses being built. Also please bear in mind that some of these are children's rooms which will be viewable from every window to the rear of the proposed properties. Most bathroom windows when a property is built have frosted windows to provide privacy, but as our properties were never or intended to be overlooked when they were built these were not a requirement or installed.
- If this application is agreed as is, it will mean that those residents of Grove Nook will end up living in a dark hole due to the differences in elevation.
- The properties on Grove Nook, which will have these huge overbearing properties looming down on them, will be severely impacted when coming to sell, either to allow families to grow or move up the property ladder. It already takes a considerable amount of time to sell these properties. Should this proposal go ahead residents will be hugely disadvantaged (financially) when they

attempt to sell, that's if they're able to attract buyers in the first place.

- Even if the existing vegetation/shrubbery remains it is not established enough or will grow to provide any sufficient screening, as the rear elevation of the proposed property will tower way over and above what is already there or could be planted. Also in winter months when the leaves to these existing shrubs have gone, the issue of privacy greatens and needs to be considered.
- Previous rejected applications state that by introducing a new dwelling immediately off the lane to the rear of the properties on Prospect Road would create a more densely developed feel to the areas and hem in the existing dwellings, also the proximity of the proposed dwelling close to the boundaries of adjacent gardens/properties would be overbearing. This I feel is even more prevalent now that other properties in the area have been built, which I can only believe were approved on the basis that they cause no impact or privacy issues to other residents. The proposed build will also deprive the neighbouring properties of much needed natural light.
- Currently the proposed site is a natural soak away, dispersing rain water across a wide area, of grass land, with this and other builds blocking this natural occurrence the water will have to flow round the structures and end up collecting in gardens of the Grove Nook residents. These properties are terraced and are on 3 stories with the kitchen/dining rooms being below garden level. Dealing with this increase in water levels could lead to breaches in our existing damp proofing, and even worse cause structural damage. This I feel also needs to be considered as again it will be left to the residents of Grove Nook to pay for any damage caused, which could be considerable.
- There is also the question of existing infrastructure i.e. roads and facilities like doctors etc. which with all the building work being undertaken in and around Longwood/Golcar/Paddock/Lindley i.e. large estates being built opposite Grove Street (Golcar) and the properties recently built at the end of Prospect Road and now Dodlee Lane etc, etc, will lead to a number of issues i.e. delays, unable to see doctors when needed, congestion and frustration for all those who already live in the area.

I feel that even with the properties that have already been built in proximity to this proposal placing more dwellings on this mature well looked after gardens will blight the surrounding area and be an eye sore to the residents of not only Grove Nook, but those of Prospect Road that are already having to deal with large property developments.

I would be grateful if you could formally note and consider the contents of this objection and those previously submitted and strongly urge you to either reject this application or request that the build be amended so that both sets of town house face each other vertically.