

From:
To: [Planning ContactCentre](#)
Subject: FAO Rebecca Drake - 2020/90264 objection to erection of a detached dwelling
Date: 09 March 2020 21:35:05

Hi Rebecca,

I'm including the below in an e-mail as I was unable to supply in a single post through the online form.

2020/90264 objection to erection of a detached dwelling adj. to 20 Quarryside Road

I object to the above planning application and I support the other listed objections already available online and I would like to also include the below

- Unsuitability of access for any proposed parking apron at the front of the property. There is currently and continues to be poor visibility on to Quarryside Road which is an unadopted single carriageway without a footpath. The road is used as a key access point for the near-by Battysford School with many parents parking on this road and accessing the school on-foot with their children and many using as pedestrian access. The traffic levels and lack of footpath make additional traffic (and blind access mentioned below) a significant safety concern.
- In the last year the traffic volumes using this road have increased and so has the speed of the vehicles following the recent surface improvements. This road is no longer a quiet road and it is opined that the previous proposed planning application is not relevant on the following grounds:-
 - This entry is a concealed entrance which is obscured by a tree and a tall hedge, and it is NOT located at an obvious junction where drivers should naturally reduce speed to change direction and account for possible hazards;
 - The parking is directly opposite another driveway on Quarryside Road. As aforementioned, Quarryside Road is narrow with no footpath and the proximity of the two parking areas creates a safety concern (particularly given that cars cannot always access in a forward gear)
 - There was no pedestrian or vehicular access from this property to Quarryside Road in the past as this was blocked by a metal fence and a line of trees (which have been removed prior to planning application)
 - The mentioned but uncited application has recently been resubmitted with the proposed parking actually on Quarryside Road rather than off-street
 - This proposal will further intensify the traffic on this already unsuitable road especially for the number of dwellings and two further dwellings have yet to be constructed at number 15.
- The proposed dwelling is for four bedrooms and the three proposed car parking spaces makes the frontage of this dwelling a tight car park with little space for pedestrian access as 7.2m would be required and;
 - given the space still required by the neighbouring property who's garage will be

demolished in the process.

- this in no way representative of the street scene of the neighbouring modelled home which can enter and leave using a forward gear and also all have front parking obscured by green elements such as privet hedge
- There are also further issues with the current access afforded by Quarryside Road as all three entrances [*] have substantial access deficiencies principally with poor visibility at its junctions with the adopted highway network and would be detrimental to highway safety and recent applications were also raised as a concern due to the poor visibility. An independent highways review should be sought.
- The residential amenity of my own and several surrounding properties to the proposed dwelling will be impacted heavily in several areas
 - The *overall height*, the unusually *long length of the building* when compared to its neighbours and the *narrow width* of the property and the *highest point on the surrounding land* are all contributing to a dwelling that will be domineering and provide an overwhelming impact.
 - i. *overall height* - although the proposal matches the eaves height of the nearby building the pitch on the roof and the combined location and other parameters makes this property domineering and oppressive when compared to/with the street scene, the neighbouring property(s) does not cover three levels and has high ceilings appropriate to its build age
 - ii. *long length of the building* - The neighbouring property is a fraction of the proposed building length alone but since the property is at a slight offset means that the longer diagonal is perceived by the observer and appears greater than the documented size in the application.
 - iii. *narrow width* - given that this application is narrow single terrace building located to consume all available building space within the available narrowing terrace garden plot, I question that the true area of the proposed plot is supposed be 249sqm and this seems to warrant further independent scrutiny
 - iv. *highest plot* - This plot is slightly higher than the neighbouring properties and (as stated in the supporting application)the front apron will slope to the dwelling primary front entrance, as a result the rooms will not be in proportion to similar dwellings
 - Adjoining land/private gardens will be unacceptably overlooked, 20 Quarryside Road, the adjacent neighbour on Nab Lane, and the neighbour to the north (65 Nab Lane) which the latter is in the ownership of the applicant, will all see substantial loss of privacy, daylight & night sky and adversely affecting the level of light that the adjoining properties currently receive. This is at odds with the current street scene.
 - The overbearing impact and the design of the proposed dwelling does not reflect several of the comments put forth in the supporting application and several of the elevations depicted do not represent a realistic representation (e.g. the Eastern elevation) of the actual impact that will be imposed on to the immediate neighbouring properties. None of the current neighbours can see an adjoining easterly or westerly neighbour. Due to its size and orientation the property would be visible from windows at the front and back of the adjoining 20 Quarryside Road and is closer to both Quarryside Road and Nab Lane than 20 Quarryside Road.

•

This dwelling will not contribute positively to making places better for people. How does this dwelling serve this when the current property 65 Nab Lane will lose what was once a maintained growing garden with carbon capture tree lined boundary to Quarryside Road?

- It is opined that the now unsightly parcel of land is in its current state as a result of the land being used by the applicant to store debris from nearby demolitions & evacuations as well as from internal renovations modifications made at 65. This could easily be repurposed once again landscaped into a pleasant garden for the 65 Nab Lane property.

- The proposed application seems to be ignoring several items recorded in the title Property Register for 65 Nab Lane, namely:-

- ... all other entitle persons then entitled to similar rights at all times for all purposes and forever thereafter through over and along Quarryside Road aforesaid from and to the public highway at Nab to and from the said plot of land ...

How will 65 Nab Lane continue to maintain these rights should the property be built and how will the new property maintain the same and equal rights?

- The proposed application seems to be ignoring several items recorded in the title Charges Register for 65 Nab Lane, namely:-

- ... AND ALSO that no lights windows doors sewers drains or other openings should at any time thereafter be opened put out or made on the Easterly side of any building to be erected upon the said plot of land adjoining or looking on to the adjoining land of the Vendors so as to prevent such adjoining land being at any time thereafter built upon up to the extremity thereof And that he the said should not by reason of his having opened put out made or been allowed any light door opening or eavesdropping in any building upon the said plot of land or of his having enjoyed such light door opening or eavesdropping for any period required by law for the acquisition of any easement claim to have acquired or to have any easement upon or over any other land of the Vendors AND ALSO would build the outer walls of all buildings to be erected on the said plot of land facing Nab Lane aforesaid or Victoria Road aforesaid and all chimneys of stone AND ALSO that all buildings to be erected upon the said plot of land should be lineable with Nab Lane and Victoria Road aforesaid respectively and set back at least therefrom respectively AND ALSO that the said would forthwith appropriate and set apart from the said plot of land for and towards the making of Victoria Road aforesaid the portion of the said plot of land shown on the said plan drawn upon these presents as forming part of Victoria Road aforesaid ...

I wouldn't expect to see any items on the planning application that violate the above but there are several.

Kind regards,

[*] Junction with Bank Street; junction with Nab Lane opposite Farrar Avenue and junction with Francis Street, which all individually seem to have several issues not just limited to reduced visibility splay.