

- 2 MAR 2020

1 March 2020

Planning application reference: 2020/90367

Dear Sir/Madam

I am writing to object to the planning application 2020/90367 at 111 Marsh Lane, Shepley, on the following grounds:

1) Loss of privacy for neighbouring houses

There are currently no houses at the rear of Nos. 111 to 127 Marsh Lane. The proposed 4+ bedroom house at the rear of 111 Marsh Lane would overlook all of these properties and lead to a loss of privacy. I am concerned particularly for my own house and would be potentially dwarfed by the new build house at the rear of 111. The proposed orientation of the new house would mean that windows at the rear and side of the proposed house also seems too close to existing houses.

2) Access

The proposed access points at the side of 109 Marsh Lane and also along the existing driveway at 111 are too narrow and therefore not suitable for large and emergency vehicles such as fire engines.

3) Type of house

The application is for a 4+ bedroom house. As yet, we have no idea about the proposed height of the house (2-storey, 3-storey even?), as no detailed plans have been submitted, but it is out of place and not needed here. Shepley currently has a surplus of large family homes that have not sold and are not selling. The village does, however, have a shortage of affordable, smaller homes and bungalows. This planning application merely continues that problem.

4) Drainage and sewers

Drainage and sewerage facilities along Marsh Lane are currently stretched to the limit and are failing, mainly due to the existing amount of housing along the road now. The drains have failed in several places recently, and I understand that the main sewerage pipe along Marsh Lane is only 6 inches in diameter which is inadequate for the current housing here. Building yet more houses connected to the current Marsh Lane drains and sewers will make the problem unmanageable, as well as adding to the flood risk of tarmacking and concreting over yet more green land. What infrastructure improvements are planned to take account of this?

5) Demolition of existing building at 111 Marsh Lane

Although not specifically mentioned in the planning application there will need to be at least partial or even complete demolition of an existing building for the proposed new build house to fit into the space on the site. Although it is referred to in the application as an "underused outbuilding", the existing 2-storey building may be of historic importance to the village and the area as I believe it may be one of the last tailoring sheds in Shepley, and the last along Marsh Lane. If so, it is of historical significance to the village.

For all of the above reasons I trust that this planning application will be rejected.

Yours faithfully