

From:
To: [DCAdmin](#)
Subject: Objections to planning application 2021/91239
Date: 31 May 2021 23:31:54
Attachments: [image.png](#)

RE Planning application for 410 – 412 Birkby Road (Ref 2021/91239)

FAO Mr Neil Bearcroft

I would like to object to the above application on the following grounds:

1. Significant impact on the privacy of adjacent neighbours
2. I note planning permission for development (2013/70/93405/W) prohibited development in a specified area in order to 'maintain effective control of the site in the interest of protecting the mature trees covered by a Tree Preservation Order...'. The specified area is shown in hatched shading in the plan below:



The wall of the existing house at 410 Birkby Road directly adjoins this hatched area. The protected area would be breached by the proposed development. This is not only via the new house but also the significant retaining wall required. Construction methods including the use of heavy plant would naturally travel in the protected area, placing the roots of trees at risk of severe irreversible damage. There is a risk of falling branches and trees which would pose a risk to life and property, which could be prevented if the trees were adequately protected.

3. The application suggests little existence of wildlife on site. From the perspective of immediate neighbours and beyond (including my property located nearby), wildlife is abundant and includes birds, several mammals and small animals. The woodland also adjoins a priority habitat network, to facilitate free passage of species.
4. The proposal would be overdevelopment of the site, notwithstanding the significantly increased size of the proposed development. Traffic is also likely to increase, particularly at the busy junction located mere metres from the proposed development.

Kind regards