

From:
To: [DCAdmin](#)
Cc:
Subject: R.E: Planning Application 2021/60/94410/W
Date: 05 January 2022 14:40:43

F.A.O Ellie Worth.

R.E: Planning Application 2021/60/94410/W

--

Dear Ellie,

In December, we received a letter notifying us of a planning application for a residential property on Olney Street

The letter stated that the deadline for comments is 10th January, however, the online application states that the deadline is 5th January. Therefore, we have made sure to meet the earlier deadline just in case the 10th January date was an error and we missed the opportunity for comment.

Please note: We specifically request that our names and address are NOT published on the website and any comments that identify our property should be redacted. Thank you in advance.

After giving this application careful thought and consideration, we would like to share the following points of feedback relating to the proposal.

Effect on trees and the landscape

- Adding the 2-storey property to the proposed plot would partially impact the view we have of the moorland landscape

Impact on highway safety and traffic

- Olney Street is already very congested with residents' parked cars.
- The space in front of the garages, where the proposed property would be, is a critical vehicle turning area for many people
- By removing this turning space, we feel it would cause issues for larger vehicles such as the residents with vans who currently park at the side of the proposed plot, delivery drivers, bin lorries, emergency services, etc. It's likely that such larger vehicles would need to reverse all the way back down Olney Street to be able to get out of the street, which we feel poses a risk to other parked vehicles or children playing on the street.

What the building or development will look like; design, appearance and layout

- The properties on the same side of the road leading up to the proposed plot are all single storey bungalows, then a row of garages. It would seem strange to have a taller, 2-storey property placed in the middle of single-story properties.
- We feel that the proposed property would be in a strange position and 'squeezed' into a small space between an existing row of garages and parking spaces, which doesn't feel like an appropriate setting for a residential property.
- The proposal seems advantageous to build a 2-bedroom dwelling and a double-driveway on such a small plot of land.

Development Plan policies, Planning Guidance and legislation

- The drawings provided don't appear to be to scale, and there's no scale bar, so it's tricky for us to understand the actual size of the proposed property.
- From what we can see, the property appears to be really small and we're not sure if it complies with national space standards for a residential dwelling.
- The double parking space also looks too small to comfortably accommodate two cars.

Effect on neighbouring properties, the privacy of neighbours and being overlooked

- There would be a direct viewpoint from the proposed property, particularly from the upstairs of the proposed property, which would have viewpoints into

One of the many reasons we purchased our house was due to the fact it wasn't overlooked from any angle, and the proposed property would impact this.

Additional point

- Would we be able to ask what the proposed property is going to be used for? Does Mr Bastow intend to live in the property, or is the intention to sell or rent it once built?

Based on the above points of feedback, we have concluded that we object to the proposal for the residential development planning application.

We would be more than happy to discuss any of the points we've raised above if so needed. Feel free to contact me at any time.

Kindest regards,