

**From:**  
**To:** [DCAdmin](#)  
**Subject:** Application number 2021/94599 FAO Callum Harrison  
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We purchased Manor House Barn in June 2021 which is immediately opposite the proposed new development at the end of Moorhouse Lane in Birkenshaw. It is our dream home, on the edge of a nice village but still out in the country. We purchased the property in no small part because of its location, the views and how peaceful it is.

Clearly the erection of 6 new homes immediately opposite our home will disturb our tranquility especially during construction but we have no fundamental objection to that. We also have no fundamental objection to the design of the proposed new properties. Our key concern is that, as the name of our home implies, it is a Barn Conversion. As such, it has the typical large barn house door which is a key feature of the property and provides a great deal of natural light. We love it. That door/window looks directly toward the proposed new development and the access road (as currently shown on the draft plans) faces to that door/window.

Whilst we would not anticipate that vehicles entering the proposed new development would cause much disturbance, we are very concerned that vehicles leaving the development definitely will. As currently proposed the positioning of the access road will result in headlights shining right through our home every time a vehicle leaves the new development outside daylight hours. We believe this could be particularly disturbing in the early mornings when traffic leaving the new development could literally light up most of our home as this is our family room and dining room. We are seriously concerned that this could greatly disturb our peace and tranquility and respectfully request that the access road be repositioned.

We believe this could be done in three different ways.

1. By making the access road a direct straight line extension to Moorhouse Lane ie entering the new development at the top of the site or
2. By making the entry to the new development at the bottom of the site whereby vehicles would drive past our home before turning right into the new development or
3. By changing the angle of the access road so that vehicles leaving the development would face the corner of Moorhouse Lane and not directly face our property. This would likely require some 'juggling' of the positions of the 6 proposed new homes but we would respectfully suggest that this could be achieved in some way similar to that sketched below.

We therefore request that the planning department ask the developers to submit some alternative layouts but once again we have no objection in principle to the development so long as it can be organized in such a way as to avoid disturbing our ongoing peace.