

From:
To: [DCAdmin](#)
Subject: Reference Planning Application number; 2022/91620
Date: 13 June 2022 14:22:07

Dear Planning Service

Reference Application number: 2022/91620
Proposed erection of extensions creating first floor to existing bungalow, internal and external alterations

I write in connection with the above planning application and wish that this letter is taken into full consideration when considering the above planning application.

I have examined the plans and I know the site well as I live across the road at 1 Town End Avenue' and have a good understanding of the impact this development will have on the area. Therefore I wish to object strongly to the above proposed development of this house at 2 Town End Avenue for the following reasons:

1. Site considerations

It would appear to me that the development is of excessive bulk or scale for the site, considering the contour and gradient of the location. This is especially evident considering the position of the house with respect to the boundary at the side of the house furthest away from the road. Here the property is only a few feet from the boundary fence where the adjacent property at the other side of the fence is also close and down a steep gradient.

Additionally I feel strongly that the proposed development is not in keeping and does not fit with the existing development in the avenue. In this locality the properties are bungalows constructed of brick. Development of the house in question as submitted would result in a largely rendered exterior which no doubt would be painted white or pastel shades which would be out of keeping with the area.

We already have a recent development on the Avenue on similar lines which 'sticks out like a sore thumb'. Here the builders have taken liberties and the inspections have failed to rein in significant adjustments to the plans (like upstairs windows and a full rendering of outside walls before painting white). At least here the development was carried out for a young family to live in the house whereas this application is for commercial/financial gain.

2. Neighbours

Although I do not personally know the immediate neighbours, the nearby properties are built very closely together and the steeply inclined terrain upon which they are built appears to me to cause an unacceptable blockage of natural daylight and overlooking I therefore consider that the raised development would cause unacceptable blocking of light and overlooking to adjoining properties(especially the one backing on and located in the road below). The drawings submitted which I have seen are 2 dimensional and referring to the individual site only. They do not give an indication of perspective and steepness of terrain nor proximity of adjacent properties. It would appear that the ground floor of the existing bungalow at 1 Town End Avenue is already level with the

dormer bedrooms in the adjacent house at the side. Clearly a site inspection is fundamental before any decision is made.

3. **Surrounding Area**

With the additional building height and windows this development would certainly be dominating the nearby buildings, where to some extent the existing bungalow already dominates. As a result, the development would conflict with the pattern of development, create a poor relationship with adjoining buildings and be visually damaging in the landscape or in the setting of the estate.

Finally, my view is that a larger house created by the development would prejudice highway safety as there will inevitably be increased parking outside this new development which is in a particularly bad location at the junction of Town End Crescent and Town End Avenue and is at the main exit/entrance to the estate where the road system is already inadequate.

I reiterate I strongly object to this application.

Yours faithfully

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