

Many valid objections have been raised by others, so do not need reiterating here save for emphasis:

Services & INFRASTRUCTURE capacity

Please be aware of the need to improve local public transport services to reduce absolute dependence on private car use which is cited in the application and the public responses to it.

Gas network locally proven inadequate for all the Permitted, extended, poor energy performance homes on combi-boilers. There had to be extensive work to replace the Gas Main over last Christmas holiday period.

The road surfaces are unable to cope with the heavy traffic, totally uncontrolled.

The unnecessarily-high boundary wall as proposed would be overbearing. Specifically, it would build up the skyline to the West of many homes and gardens below.

The newly-planted hedge inside this boundary could be allowed to grow to an equivalent height, through neglect. So that should be subject to a Planning Condition / or enforcement (removal).

The Applicants recently bought the house and land in this situation. Their expectation of privacy for a car park/ turning circle is unreasonable and not reciprocated to neighbours, who would be overlooked by expansive glazing proposed on the garden elevation.

In contrast, the street frontage still gives nothing back to Towngate; it isn't even particularly clear which ought to be the entrance door. The new vehicular entrance would need gates soon enough to avoid becoming a late night urinal after hours.

There would be particularly inadequate visibility for a vehicle emerging as proposed narrow archway onto Towngate. There is no setback without any footpath width available on this side.

The existing fabric offers only substandard width to drive through from street entrance to back garden (cars are getting bigger all the time). There is a wider open access on the other side of the house to the barn

The proposal would break the building line out onto open space without due cause unless it is simply to begin that creep for future development of the land.

The double detached garage proposed could easily be converted to another dwelling, hidden by the wall and hedge.

No Dimensions shown on drawings

Site boundary not indicated on Plan