F.A.O William Simcock.

R.E: Planning Application 2023/60/91796/W

--

Dear William,

After giving this updated application careful thought and consideration, we would like to share the following points of feedback relating to the proposal. Some of these points remain the same from our feedback on the last application.

Effect on neighbouring properties, the privacy of neighbours and being

overlooked

- There would be a direct viewpoint from the proposed property into our house and garden, particularly from the upstairs of the proposed property, which would have viewpoints into all the windows at the back of our house.
- 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.

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

- We agree with the reasons provided for the previous application being refused, that the proposed dwelling is too 'cramped and contrived'
- 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.
- We feel there does not appear to be enough space between the proposed property and the boundaries on either side.
- 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 residential property placed in the middle of single-story garages and parking spaces.
- The proposal seems advantageous to build a detached dwelling and a double driveway on such a small plot of land. From the recent application we can see that garden space has been significantly reduced in order to accommodate the driveway.

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 from the back of our property.

Development plan policies, planning guidance and legislation

- The drawings provided don't appear to be at scale - there's no scale bar and the notes on the drawing suggest that it's not drawn to scale, therefore 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 proposed footprint of the property has not changed since the last application, and its size is one of the reasons it was previously refused.
- It is our understanding that part of the land of the proposed application is not owned by the applicant. We would like to understand if this is in fact the case, and if so, what is the legislation for someone to be able to build on land that they do not own. We would appreciate a response on this

specific point.

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, including ourselves.
- 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.

Points from previous application submitted from Highways Development Management. (Doc ref 1-43-2)

- *Point 1: "There is no kerbed footway to the site frontage and a 2.0m wide footway should therefore be shown to be provided."* We cannot see this has been addressed on the recent application.
- *Point 3: "Bin collection points should be provided to enable bins to be presented on collection day without either obstructing the highway or proposed driveway."* We cannot see this has been addressed on the recent application.

Based on the above points of feedback, and based on the fact that this application has been refused twice before, and refused at appeal, 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,