



I object for the following reasons:

In 2007, similar plans were rejected for the erection of a detached dwelling (Application Number: 2007/62/94796/W1) for the following reasons:

1. The proposed dwelling is on an undeveloped Greenfield site and there are undeveloped brownfield sites nearby. This remains the case today. The only reason this site is not considered to be greenfield is due to an old greenhouse, this is not a valid reason for the change of status. There are numerous brownfield sites nearby which have not yet been developed and which should be utilised prior to greenfield sites being used.
2. The site is located in an area where the local road network is substandard. Again, this remains unchanged. This site is adjacent to a public bridleway where pedestrian accessibility remains poor and the increase in traffic that this proposal will create will further add to issues. The construction of the property will cause significant problems for residents but even after the construction has finalised, the increase in vehicles due to residents and deliveries which are inevitable in modern life will have continuing consequences.
3. The proposed detached dwelling would not be in keeping with adjacent terrace dwellings in respect of scale, density, layout and mass. Again, this remains unchanged. A number of properties on Gatehead are listed properties and all properties on Gatehead (both listed and non-listed) are in keeping with each other. The property proposed is not in keeping with the other properties on Gatehead and therefore prior to any approval there should be changes to the plans.

In addition, I have the following comments:

**Parking and access:**

The proposal includes 3 parking spaces as is required for a 5 bedroom property. However, there is no consideration given for the two parking spaces removed at number 53 Gatehead in order to create the access route. The plans say that there will be additional visitor spots but these are separate to those removed from number 53. If there are 5 cars parked here permanently this will impact the visibility when exiting the driveway impacting on the safety of pedestrians and other residents.

The path is used by a considerable number of walkers with the track behind the property being a public right of way. The plans will create additional traffic on an already overcrowded road where it is not possible to widen existing roads creating threats to safety. In terms of the safety for the residents of the property, there is no access to the property for ambulances and fire trucks due to the road being incredibly narrow.

**Privacy:**

The current dormas overlook the gardens and houses of numbers 17, 19 and 21 Gatehead Bank. The plans consider the impact on number 53 Gatehead with no windows on that side of the property but there is no consideration for the properties on Gatehead Bank. If the plans are to be considered, there needs to be changes to the plans submitted in order to respect the privacy of these properties.