



Additional comments to be incorporated to Neighbour representation id 1028498. As more information has come to light I would like to present additional and important comments relating to my previous objections to the proposed build at 18 Ullswater Close (application 2024/90137). I refer to The Design and Access Statement from Barnes Architectural Services under the heading 'Supporting Information' and specifically re: 2.0 SITE.

When referring to the site at 18, Ullswater Close it states the following: 'The site is not dissimilar to the likes of Welwyn road and Kennedy Close where similar schemes have been approved'. This is just a mischievous interpretation of the word 'similar' and the wording suggests the build scenario will be similar however Welwyn road appears to be very different to the planned proposal at 18 Ullswater Close.

The scenario at Welwyn road appears to present as a low profile bungalow between properties that are around at least twice that of the gap between 18 and 20 Ullswater Close.

The bungalow at Welwyn road is not hidden away but is prominent to the cul de sac and is easily accessible to any emergency or relevant vehicles.

Indeed the cul de sac diameter is twice the size of Ullswater Close and the bungalow in question backs on to a church yard, thus reducing any impact to neighbouring houses.

The scenario in Kennedy Close, whilst different in some ways to Welwyn road, is comparable as far as the gap between the side properties being much wider, and the driveway 'fans out' to give good access. The property is not hidden away but appears prominent and accessible to any appropriate emergency vehicles. Both these properties appear to be low profile dormer type buildings unlike the proposed dwelling at 18 Ullswater Close where, in particular the rear aspect of the build has a two storey dormer with large 'picture windows at the apex clearly overlooking gardens and bedroom windows on Ullswater Avenue.

Regarding the vehicular turning provisions to the proposed build, again under the heading of 'Supporting information', this completely misses the point - Potentially two three bedroomed houses occupying around 10 occupants could generate the use of 5 cars which would be passing a side door on to a very narrow driveway creating a hazardous and dangerous scenario. The comment saying 'there will be no reversing on the driveway again misses the point as it is the small confines of the driveway adjacent to an opening door that would create the danger regardless of reversing or not.

There are so many objections from neighbouring properties and so many issues and genuine concerns regarding this proposal, including drainage issues, which have bedevilled this area for years, I strongly object once again to this application and like everyone else just want to live in a safe and contented community and with this in mind hope this application is once again rejected.

8 Ullswater Avenue