

DC Admin

From:
Sent: 03 September 2024 13:37
To: DC Admin; Nick Hirst
Subject: SB Homes / Lingards Road - application number 2024/70/91236/W

Categories:

We wish to object to the above planning application, number 2024/70/91236/W on the following grounds:

- We have previously objected to this planning application on the grounds that the application only relates to plot numbers 23, 34 and 35 but it is clearly intended to set a precedent for all other plots accessed directly from Lingards Road. In fact drawing number E19/7567/001-03 actually shows part of a proposed car port on plot number 36. The applicant should come clean and put in a proper (full) planning application covering all his intended plot variations facing on to Lingards Road, so that they can be considered as a whole. Until that happens this planning application should be refused.
- The applicant has submitted amended plans which appear to now omit the proposed “car ports” and replace them with open parking spaces for three cars at each property. However the plans showing car ports have not been deleted, or marked as superceded. Which plans are correct and what are we, the public, expected to comment on? Which of the confusing plans are actually up for consideration? There is no mention in the ancillary documentation to say that the awful car port proposals have been superceded by equally awful large car park areas and minimal landscaping.
- We have previously made comment about the severe adverse impact of the proposed car ports on the streetscape and on the amenity enjoyed by existing residents of Lingards Road. Our comments regarding the drawings showing proposed open car parking proposals (without car ports) in front of the new dwellings are the same. The severe reduction in soft landscaping between the new properties and Lingards Road will have a catastrophic effect on the streetscape and on existing residents. We have to say that, throughout the whole planning process for this development, the developer and the planning department have consistently failed to give any consideration to existing residents. That has to stop and, even if it is late in the day, the developer and planners should really think about the impact they are having on existing residents, instead of obsessively satisfying their own objectives for profit and housing delivery.
- Expressed in a more “planning oriented” way the proposed new car parking arrangements in front of the new dwellings conflict sharply with the landscaping masterplan (R-2646-1E) which formed part of the original planning approval in October 2023. In our view that original site layout and landscaping masterplan gave less than adequate consideration to the impact of the development on Lingards Road and on existing residents on Lingards Road. We are therefore adamant that the adverse impact must not be further exacerbated by virtual elimination of the “soft landscaped front gardens” in favour of hard landscaping and car parking across the whole of the new property frontage. A single hedge line along the boundary with Lingards Road is grossly insufficient in landscaping terms and will conflict sharply with the soft landscaping on the other (existing) side of Lingards Road.
- We always said that the original (foolishly approved) proposals for garaging in the new properties was little short of ludicrous and are not surprised that the developer is now seeking to vary those proposals. However, if the developer wishes to eliminate the internal garages, to increase internal floor space and increase profits, it must not be done at the expense of the soft landscaping adjoining Lingards Road. It is perfectly possible and more sensible to achieve the same objective by moving all the new dwellings a short distance (perhaps three or four metres) further into the site. This would allow space for both soft landscaping and car parking. The approved soft landscaping is there to soften the impact of the new development on Lingards

Road; It is not simply there to fill the space between the new properties and the boundary with Lingards Road.

- Our previous comments regarding permitted development rights apply to the proposed car parking spaces, as they did to the proposed car ports.
- We note that the public consultation end date for this planning application is 9th September. We are therefore quite disturbed to note that the developer has already started digging out for the plots referred to in this application and other plots adjoining Lingards Road. In our view this puts unfair pressure on the planning department to approve the application and illustrates the unacceptably dismissive attitude of the developer towards public participation.

All we ask is that the developer and planners, for once, consider the impact of the development on existing residents.