

I write with ref to the above application.

As a neighbour who has lived here for nearly 40 years I have trawled through all the documentation submitted on all proposals relating to 26. I have no objection to the house being developed and brought up to modern day spec however I had expected this to be done in keeping within the hamlet, with respect to the green belt which supports a great deal of wildlife and with consideration that the access is shared and has become more of an issue with today's increased traffic and speed on Greenhill Bank.

I have found all applications to be inaccurate and the supporting information reads like a "smoke and mirrors" exercise to me. This is an old house in a green belt setting with limited access.

The application states work has not started – It has been ongoing for months

Parking for 6 cars? – This property has never had parking for 6 cars, in the initial application submitted it states there is no parking and cars were parked on the road. The present owners have removed the boundary walls, stripped all vegetation and replaced with hardcore to make parking but 6 cars would fill the domestic curtilage to the front of the house and also create additional traffic on the access. When consulted on the initial application highways had recommended no further development because of the lane. Why does a family home need 6 spaces, rather goes against climate policy.

As far as protected species we have a family of pipistrelle bats within the hamlet, no-one knows where they are roosting but I would ask that a bat survey be done before any work on the roof? I had presumed this would have been done as routine on the initial application?

The site has been vacant since purchase.

I have never known anyone to give a reason needing to extend a property because of increased insulation!

My concern for protection of the green belt is based on the following:

The contractor has been allowed to dispose of trade waste from other sites at this property, burning all sorts of plastic and toxic waste on a regular basis, this has been reported. I think the extensive climate change survey is a little late in the day.

The hawthorn hedge, planted in 1937, which borders the green belt and curtilage and which supported a variety of birds was cut down starting on the 15th May 2024 peak nesting time, which destroyed all nests within it, this is a wildlife crime, reported as such. This also formed part of the screening which is talked about in the application, the house is visible for miles around now and looks totally out of keeping within the greenbelt area.

The litter connected to this build has been appalling, a skip placed at the bottom of the lane has been allowed to overflow into Greenhill Bank Road, all sorts of plastic bags and other rubbish.

There has been absolutely no regard for the environment, wildlife or neighbours during this development so far.

I have tried to contact the planning officer for this development, firstly on 30th May Ref:4621245 and at least 6 phone calls since then to ask for information about the development but have had no response. There are significant foundations which have been dug to the side of the house in the green belt, well outside the curtilage which I would query, also boundary walls have been removed so the curtilage is not defined, if someone could come back to me please?

I have no objection to the side extension in this proposal and increasing the curtilage to allow this but would ask the rest of the green belt is protected, also that the parking is restricted to two spaces to keep impact on the access to a minimum and for domestic purposes only.

Regards,