



Re Planning Application 2025/62/90948/E

Please take the following points into consideration regarding the above planning application.

The site is not currently used for housing, unless the static caravan is taken into account. The original bungalow was demolished in August 2024, the site was gradually being filled with tons of hardcore and is now currently being used as a car sale/ plant and machinery lot with a site office and used as a business, presumably without planning permission as there doesn't appear to have been any consultations.

Regarding the main sewer for this site, this is on Thirlmere Avenue. Historically, there have been problems with the sewers/drainage on Thirlmere Avenue and with the addition of a further two properties this needs addressing before any building work takes place.

Where is Willowfield Road and Coach Road for the drainage?

Vehicle parking, the plans state there are 6 parking spaces for the 3 properties, 3 of these are garage spaces, which in the majority of houses are now used for extra storage rather than garaging a car. With the possibility of 11-13 cars on this site, there could be 5 cars per detached house if there are 3 young adults of driving age and 2 adults with a car each and the possibility of 3 cars at the bungalow. Where are these additional cars going to park, along with any visitors? Westfield lane is not suitable for all the additional parking which would be required.

The application to build 3 properties on this site, the plans are visually very overcrowded with very little space between the new builds and the adjoining properties. The original planning application 2022/62/9179 also had 3 properties on it, the dormer bungalow was eventually removed. It has been stated previously that a bungalow or chalet style house would be more suitable for this site so it is in keeping with the existing stock in the surrounding area.

Please can the council ensure that should building be approved that –

Noisy construction related activities shall not take place outside the hours of: 07.30 to 18.30 hours Mondays to Fridays 08.00 to 13.00 hours, Saturdays with no noisy activities on Sundays or Public Holidays.

Please take the above points into consideration before granting any planning permission.