Objection to Application 2025/91887 – Plot 1, Lingards Fold

I wish to formally object to the proposed changes under application 2025/91887 for Plot 1 at Lingards Fold.

This submission represents a significant departure from the design previously approved under 2020/93954. That original scheme was part of a carefully negotiated balance—one that took nearly two years to achieve. It reflected a considered response to site context, topography, and community feedback. The revised design unsettles that balance.

Plot 1 sits directly adjacent to the green belt. As such, it carries a heightened expectation of restraint, sensitivity, and visual harmony. The proposed increase in glazing, massing, and height is not in keeping with what a dwelling in this location should present. The rear elevation, in particular, introduces expansive glass panels, multi-level volumes, and urbanised features that are visually dominant and out of character with the surrounding landscape.

While sandstone remains the proposed material, the form and architectural tone have shifted dramatically. The building now reads less as a domestic dwelling and more as a high-spec urban structure—complete with garage integration, balcony space, and layered massing. This is not a minor revision; it is a redefinition of the plot's visual and spatial impact.

There are also serious concerns regarding the retaining wall associated with Plot 1. Given the steep terrain and the increased structural load proposed under application 2025/91887, it is reasonable to ask whether the design has been independently reviewed by a qualified structural engineer—specifically one with demonstrable experience in retaining structures on sloped residential sites. To date, there appears to be no publicly available confirmation that such a professional has assessed the wall's integrity, long-term stability, or suitability for the revised massing. Without that assurance, the risk of movement—whether through lateral pressure, drainage failure, or inadequate reinforcement—cannot be dismissed. These are not speculative concerns; they are grounded in the realities of engineered terrain and the precedent of instability in similar contexts.

This application cannot be viewed in isolation. It forms part of a broader pattern of escalation across the site—most notably at Plot 23, where undisclosed plans have already breached the planning committee's condition that roof heights opposite existing dwellings must be equal to or lower than those properties. There is currently a challenge to the height discrepancy of nearly 2 metres at Plot 23, and the proposed changes to Plot 1 only reinforce the concern that SB Homes Ltd. is incrementally pushing for larger, more imposing structures across Lingards Fold.

The timing is also notable. Application 2025/92156 proposes a four-storey block of flats at Plot 27—another escalation from the original three-storey house. If Plot 1 is approved in its enlarged form, it strengthens the applicant's argument for similar intensification elsewhere, including along Lingards Road, where four-storey dwellings were previously withdrawn.

There is a clear theme emerging: bigger footprints, higher elevations, and more dominant forms. This is not evolution—it is erosion. The erosion of planning conditions, of community trust, and of the visual harmony that took years to establish.

I urge the planning authority to reject application 2025/91887 and to reaffirm its commitment to the principles that shaped the original approval. Anything less risks setting a precedent that undermines the integrity of the entire development—especially where it borders protected land and relies on engineered terrain.