

The objections raised in regards to this planning application are as follows:

1. The proposed development is in a conservation area and out of keeping to the area. The property is already 5 bedroomed. This application is overdevelopment.
2. There will be impact on the local wildlife including badgers, foxes and birds.
. Building works and a long term increase of number of people at the property will affect local wildlife.
3. The application incorrectly says there are no trees within falling distance of the application. There are several trees in proximity to the proposed development of which two should they fall will hit the property and this proposed development. One tree is on the applicant's land, the other higher tree is on our land.
4. The planning application incorrectly shows the north and south elevations in that the north should be labelled south, and the south labelled north. This has been in the case on previous planning applications and not been corrected.
5. Noise, disturbance and odour of construction traffic during the build will impact us as a neighbour, other neighbours and local wildlife. Once constructed the noise, disturbance and odour of vehicles using the property will increase. The property is used as a short term let (namely AirBnB) by the owner. We have enough issues with noise, disturbance and odor with the lets of a five bedroom house which will only get worse if another bedroom and living space is added. This impacts our quality of life as well as that of the wildlife.
6. The increase of living space and bedroom will mean that even more people will visit the property which is a safety issue with regards to Highways. Firstly construction traffic during the build as the road is narrow, a blind bend in close proximity and pedestrian traffic safety. Students walk on the narrow pavement to and from King James's School as well as other pedestrians. Secondly, the property already regularly has up to 6 or more cars parked in the driveway and they have no turning room to exit the property safely. They reverse onto the highway. Having further accommodation added means even more vehicles visiting further increasing the risk to pedestrians and road users. There is no safe parking on the road due to the narrowness of the highway on St Helen's Gate and also on Dark Lane.
7. This application will result in overdevelopment which is not in keeping with the area.
8. Previous application 2025/CLD/91565 which is the same as this one was refused. The rejection notes state "It is noted that the application has been submitted with the application form noting that the property is in C3 – Dwellinghouse use. However, the Council's Mapping system illustrates that the property is in commercial use a hotel/boarding house/guest house. Information freely available on the internet markets the property as a self-catering cottage for 10 people. There has been no formal planning application changing the use of the building from a 'C3 – dwellinghouse' for the use of the dwelling as a commercial selfcontained accommodation."
As immediate neighbours to the property we can confirm this property is not C3 as the owner does not live there and he does commercially let the property out on short term lets, mainly weekend and week long stays.
9. Application 2024/62/92063 to convert the property into eight flats was refused. This was due to safety and impact on the Highway and pedestrians. Adding the extra bedroom and living space is effectively the same as making the property like flats.
10. This seems to be an attempt to allow development which will then either make another application to make into flats or an HMO at a later stage. None of which fits into the conservation area nor Highway safety.