

I am writing to formally OBJECT to the above planning application regarding the proposed development. I believe this revised version of the plans will have a detrimental impact on the area for the following reasons:

1. Loss of Privacy and Amenity

This development will be overbearing, blocking light from number 21 and not in keeping with other extensions due to the angle and positioning of the neighbouring properties.

Please look on google maps or the submitted design and access statement as this shows both 23 & 21 in proximity to each other. The original cul-de-sac location of the plots means that if 23 goes ahead with the proposed two storey extension up to the boundary line of 21 it will be in clear view of the living room and principal bedroom of 21 blocking light and being extremely overbearing for the occupant of 21. Other extensions on Prestwich Drive have been on properties with a straight driveway and do not overshadow their immediate neighbour.

2. Impact on Character and Appearance

The design, and particularly scale of the proposed development do not match the established style of this cul-de-sac. The current proposal represents an over-development of the site that would harm the overall look of the street.

3. Effect on Living Conditions and Neighbouring Properties

I'd like to point out that the revised plans show two windows on the first floor layout on the side towards 21, whilst the design and access statement, states the windows on the side of the property facing 21 were removed. One window from the bedroom which, due to the angle of the properties, will be facing the neighbouring property. The second window from the proposed Office / study room is also overlooking the neighbouring property. There is also a window on the ground floor from the proposed Living room still on the revised plans.

What concerns me is that the window from the proposed office/study on the south west elevation is not shown. Is this window being included in the plan or not? The plans are conflicting.

This additional 2nd storey extension at 23 will make all properties in the cul-de-sac less desirable to purchase in a development which is crammed in and overdeveloped.

4. Impact on Highway Safety and Traffic

Prestwich Drive is a quiet cul-de-sac that already suffers from congestion. Lack of access for gritters, refuse collection and emergency vehicles are already a problem, removing an additional off-road parking area will only increase this. Problems are already apparent due to the angle of the driveways of 21 & 23.

Conclusion:

For the reasons stated above—specifically the overbearing nature of the build, and the negative impact on the character of the cul-de-sac—I urge the Planning Department to refuse permission.