



The introduction of a substantial new dwelling in this location represents an encroachment into open community-use land which contributes positively to the character and openness of the area. The proposed development would erode this rural edge and set an undesirable precedent for further infill or development, fundamentally altering the established pattern of development.

The scale and design of the proposed dwelling raise concerns. The plans indicate a large multi-level property, including a basement garage. This appears excessive in relation to the surrounding properties and risks appearing dominant and out of keeping with the more modest residential context nearby. The elevated positioning and design features, including patios and glazing may also lead to overlooking and loss of privacy for neighbouring properties.

In addition, the proposal includes the creation of a new vehicular access onto Lower Common Lane. This raises highway safety concerns, particularly given the nature of the local road network and existing traffic associated with the nearby nursery. Increased vehicle movements from a new lane with difficult visibility due to pre existing neighbouring fences, hedges and walls together with regularly parked cars opposite on the roadside and the existing nursery carpark access will exacerbate congestion, add to poor visibility for vehicles on the road and create potential hazards for pedestrians and other road users including young children, prams etc from the nursery.

There are also concerns regarding the impact on local ecology and landscape features. While the application states no significant biodiversity impacts, the site appears to include existing vegetation and scrubland, some of which is to be retained and supplemented. However, the overall development footprint, including the driveway and hardstanding, would inevitably result in a loss of natural habitat and green space. The long-term effectiveness of proposed planting mitigation is uncertain and does not fully compensate for this loss.

Furthermore, the introduction of residential use in close proximity to a sports club could lead to future conflicts regarding noise and activity levels, potentially placing pressure on the continued operation of this valued community facility.