

Kittenash
Hook Lane
Aldingbourne

21st October 2016

Dear Sirs

Re: AL/107/16/RES



I object to the above application on the following points:

The type of dwellings proposed in the north west corner are not sympathetic to the existing properties in that area which consists of detached bungalows. The proposal is to build a total of 12 affordable houses in an area to the south of Kittenash. This is half of the total number of 24 proposed affordable homes all in one area but the application states that they will be spread out throughout the development.

Kittenash will have the front of the houses on plots 6,7,8 and side of plot 9 looking directly into the back garden and the upstairs windows of all these properties will all have a clear view into the garden resulting in a loss of amenity as there will be a complete loss of privacy.

The proposed hedge at the bottom of my garden will be too close to the existing hedge to enable me to maintain my hedge effectively and the proposed hedge will also be impossible to maintain effectively. I suggest a fence of 1.8m in place of this hedge.

At the bottom of my garden, 3.50m away from and in line with the Silver Birch, is a mature specimen Eucalyptus tree which has not been included in the tree report although this is a large tree. No allowance for the root protection area of this tree has been taken into account. Photo attached to show location.

The proposed substation is to be located in an area that is close to my property and I believe the building will undermine the brick built walls of my cesspit which is located at the southern edge of my garden and, as the cesspit was put in when Kittenash was built in 1954, I do not have knowledge of how far the cesspit extends. Photo attached to show location of manhole/ inspection cover.

The east of Kittenash will suffer loss of amenity due to the positioning of a road way directly outside my conservatory and the proposed hedge, to be maintained at 1m, will allow direct views into the conservatory, lounge and kitchen therefore I will have no privacy inside my property. I suggest that a fence of 1.8m would go some way to alleviating this concern. A hedge on this boundary would also make it impossible for me to maintain the existing hedge effectively.

The proposal to plant 4 Carpinus Betulus trees in the north west corner of the

development, by my front garden and to the edge of my conservatory, will lead to loss of light both in my front garden and also to the inside my property as these trees will grow much too large. The Royal Horticultural Society state that Carpinus Betulus will grow, potentially, more than 12m high with a spread of 8m wide and these trees are therefore unsuitable to be planted in this location. There is an existing mature Sorbus Aucuparia approx 5m tall, situated about 1.5m from the north western boundary of the development, in my front garden, which has not been included in the tree report, and therefore the proposed Carpinus Betulus are not needed.

Approximately half way down the garden, just inside the boundary, is a mature Crataegus of approximately 4.5m height. This tree has also not been included in the tree report and its location is in the area which would appear to be where the garage for plot 19 is proposed.

The proposal for a street light to be placed in the north east corner, to the front of plot 19, will be detrimental to my property and is not needed as there is no foot flow and the road way only leads to the garage of plot 19. Any street light in this location will give light directly into my property.

The proposal for a street light in the parking area at the bottom of my garden will spill light into my back garden and should therefore be removed from the plan. There is a proposed street light on the corner of plot 9 which will give light to this area.

Yours faithfully

Jane Busby





