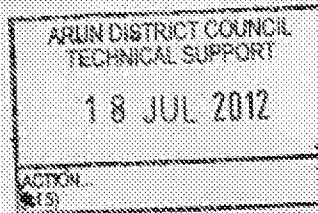


JMS



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ACK

18th July 2012

RE: Planning application EP/55/12 – Land adjacent to 20 Eastern Close, East Preston

Dear Sir/Madam,

I wish to object to the application made to build a house on the land adjacent to 20 Eastern Close, East Preston. Our reasons are as follows:

- Loss of light – The house will impose upon the front of my property and block direct sunlight into my front room and front living room. The house will also block ambient light and this will affect our need to turn on lighting earlier in the day.
- Overlooking – The back bedroom window of the new house will enable a view point into our living room, and front bedrooms where our children sleep.
- Overlooking – Our front bedrooms would directly look into the garden of the new house.
- Overlooking – the window on the plans on the south side wall would look directly into our living room and two front bedrooms.
- Parking – Parking is already an issue in the close with all car parking spaces being filled as well as cars parking on pavements. This occurs every day. Another house would potentially add 2 more cars to require parking here when this is already overcrowded.
- Parking – The requirement of a drop kerb for a private drive would result in the loss of 2 car parking spaces for one car parking space on the private drive.
- Loading/Turning – If the building were to go ahead then lorries would not be able to turn in the close resulting in potential damage to cars and delays. There is inadequate space to load lorries with the amount of cars parked here daily.

- Noise/Disturbance – Noise will be increased with a garden placed right in front of our house.
- Loss of trees – Trees will need to be removed in order to place the house.
- Density of the buildings in the area – the buildings are in close proximity to each other creating tight spaces. If the density of the buildings were to be increased further, the wind would be increased creating a wind tunnel effect.
- Building site safety – All of the children in the area play in the safety of the close. If this were to be a building site then this is not an option for them to play in their immediate environment.
- Building site safety – Scaffolding would need to be erected over the footpath and this would be a hazard for all pedestrians accessing their properties.
- Building site noise – the building site will be noisy from early am to late pm shattering the peace of the area.
- Building site access – the close is narrow when cars are parked so access to the site will be limited. It would be wholly inconvenient for all of the households to have to park elsewhere to allow access for large lorries/delivery vans/contractor vehicles/workmen's cars
- Flooding – there is some concern that the area of land where the new house is to be sited is reserved for water drainage and that if the house were to be built here the houses in the immediate area would potentially be put at flood risk.
- Fire risk – if there were to be a fire in one of the houses in the close, currently a fire engine could make its way into the close if required. If the new house were to be built this access would be impossible.

I have attached some photographs:

- Photos #1 & #2: The shadow cast onto our front room window shows that direct sunlight hits the front of our house and that this new house will directly block the sunlight. The shadow of the tree is the reference point. This tree's position will be approximately 1/3 of the way down the wall of the new house meaning that the house will cast its shadow along the entirety of the front of our house (No. 7) and onto the next house along (No. 6)
- Photos #3, #4 & #5: These are examples of the parking that currently happens on a daily basis within the close and the road leading to the end. You can clearly see access is limited every day. Photo # 5 shows the position of where the drop kerb will be for the private driveway. You can clearly see that there will only be one parking space on one side of the drop kerb and this will effectively cut out two spaces once the

remaining cars are squeezed up the kerb to make space for this.

- Photos #6, #7 & #8: These are photos taken from our 3 front rooms; downstairs living room and 2 upstairs bedrooms. As you can see from the upstairs bedrooms, we will have no choice but to be able to see directly into the garden of the new house. Also the new house will be able to see directly into these bedrooms with an unobstructed view.
- Photo #9 shows the pathway after some rain, which shows the path is slanted towards the area of land proposed for the new house to aid in the removal of excess water.

We feel that the reasons for the property stated in the letter sent by Angela Parry should not be taken into consideration in this matter, afterall there is nothing to actually ensure that these reasons are valid and that a specific person or family would move into the new property - there would be nothing to stop this property from being built and then sold on to a buyer looking to let the property to anyone. Tenants could potentially be a nuisance. That is to say sufficient funds are available to complete the build-nobody wants to live next to a part built house for several years. We cannot help but feel that if there were space for another property to be here, that when the site was built, then it would have been built then and not now trying to shoe horn another property into an already densely housed area. Indeed, the main reason that we moved to Eastern Close was the appeal of the immediate area. And we honestly thought that there would be no way of development to happen here as the area is built to its potential.

Yours Faithfully,

Lee Robinson



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SITE OF
PROPOSED
NEW HOUSE

