

Breezie Allwright

From: Stuart Cudlipp [REDACTED]
Sent: 02 September 2025 19:37
To: Harry Chalk
Cc: Planning
Subject: Application No R/58/25/PL

Application No R/58/25/PL

Dear Mr Chalk

We write to add our concerns to the proposed addition of a three-bedroom house in the front garden of The Bungalow, Station Road BN16 3BA.

We own the property "Old Cottage" which shares the small private access road with "The Bungalow" and have the following concerns:

1. Highway Safety

It is not clear from the plans submitted, but we assume the new property would be accessed via the same small private road on the junction of Station Road / Park Drive. This is already a dangerous junction, with very limited visibility both east and west when trying to exit or enter. Having lived here for over 20 years we have seen the traffic on Station Road increase year on year, and it is now busier/more dangerous than ever using this junction.

There was a planning application for a similar new dwelling in 2002 (R/162/02) by the previous owners of the bungalow which was declined due to concerns around this junction and the access road. We already have to regularly reverse out on to Station Road in to oncoming traffic when another vehicle is exiting the access road as this part of the road is single access only. Adding another dwelling with additional cars is only going to exacerbate this.

Should the access be changed to go directly on to Park Drive rather than Station Road then this would mitigate this risk. The planning application has not addressed this issue that was highlighted on the previous planning application in 2002.

2. Construction Access

For the same reasons as above we are concerned about the amount and size of vehicles which would need to access the site during construction. As pointed out by the Environmental Health consultation the Station Road access is only wide enough for small vehicles and will struggle to support the size of lorries and quantity of vans required for a new build house.

Also during the construction phase there will be nowhere for any tradesmen to park, as the adjacent land belongs to Mike Hammond Motors and the new build fills up the plot right up to it's current boundary. And there will be nowhere for delivery lorries to park, unload or turn around. This will lead to them blocking the access for the current residents, as well as affecting the customers for Mike Hammond Motors.

And finally the noise and dust created by all this additional traffic will have a detrimental effect on our enjoyment of our property. The existing road is already in disrepair in front of our property, with pot holes up to 6" deep, and this additional traffic will only make this worse.

Yours sincerely

Stuart & Jill Cudlipp

Owners, Old Cottage, Station Road BN16 3BA