

From: Rosamund Wilson [REDACTED]
Sent: 15 February 2025 11:14
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: S62A/2024/0072

Dear Planners,

As immediate neighbours of this proposed planning application site at 8, Druid Stoke Avenue Application no . 24/04484 , alternative reference S62A/2024/0072 we object on the following grounds.

1. The build quality and design is out of keeping with the style of the housing in this part of the road. It is incongruous with immediate neighbours of no 8 and 10 and also 1, 4, 6 and 12 which are all houses much older, around 100 years.
2. The building would create adverse visual impact and is out of character with other local dwellings.
3. The planning concerns from the previous application have not been fully addressed notably ' the proposed development would be out of keeping with the predominant local character and not adhere to general principles for backland development which is expected to be subservient in scale, mass and form to the surrounding buildings as outlined within Policy DM26'. Also, 'the proposed development by virtue of its scale, bulk, form, massing, height, design, layout and siting in close proximity to neighbouring properties (including private external amenity spaces) would result in an unacceptable sense of enclosure, overshadowing, loss of light and outlook to the detriment of the amenity of occupiers of those properties'.
4. The proposed shared DRIVE is dangerous and out of keeping for this road. Exit from the drive onto Druid Stoke Avenue already requires caution and increased vehicular traffic will add to this danger. There are no other shared driveways serving two single houses in Druid Stoke Avenue.
5. We are concerned that sewage will need pumping to the main sewage pipe and this pump will be noisy.
6. External lights would cause significant light pollution and therefore offence to us.
7. We are unclear if there is a balcony, or terrace. If accessed this would result in loss of privacy.
8. Noise from the heat pump is intrusive to neighbour's privacy.
9. The increased amount of hard surface and reduced garden size will limit the green area and impact biodiversity.

Please acknowledge receipt of this e mail.

Yours,

David and Ros Wilson