
OBJECTION TO PROPOSED DEVELOPMENT

I wish to formally object to the above planning application on the following planning grounds:

1. Severe overlooking and loss of privacy (Plot 5)

The proposed dwelling on Plot 5 would be positioned immediately adjacent to the rear boundary of my property and would result in **direct and unacceptable overlooking into my private garden and the rear of my home.**

Based on the submitted plans, the dwelling is likely to include first-floor habitable room windows which would face towards my property. This would create a clear line of sight into areas of my garden and bedroom balcony that are currently private.

The relationship between Plot 5 and my property fails to provide adequate separation distance to prevent overlooking. The proposal would therefore result in a **significant and harmful loss of residential amenity.**

This impact is exacerbated by the **recent removal of existing boundary vegetation**, which previously provided effective screening to a halfway height. The loss of screening has already resulted in increased visual exposure, including views towards London Road. The proposed landscaping shown on the plans would take many years to establish and cannot be relied upon to mitigate this impact in the short to medium term.

As such, the proposal conflicts with core planning principles requiring developments to provide a **high standard of amenity for existing and future occupiers.**

The harm arising from Plot 5 alone is sufficient to warrant refusal of the application or, at minimum, its removal from the scheme.

2. Inappropriate backland development

The proposal represents **backland development** behind existing residential properties, which is typically resisted where it results in harm to neighbouring amenity, disruption to established spatial character, and increased overlooking and loss of privacy.

The siting of Plot 5, in particular, represents an **overly intrusive and poorly integrated form of development**, resulting in a harmful relationship with existing neighbouring properties.

3. Overdevelopment of the site

The proposal for five large detached dwellings represents an **over-intensive use of the site**, which fails to respect the surrounding village character.

The scale, density and layout are suburban in nature and are not reflective of the more spacious, green character of the surrounding area.

A reduced scheme, at the very minimum, would be more appropriate.

The proposed density and layout fail to reflect the prevailing pattern of development in the surrounding area.

4. Harm to landscape character and loss of natural screening

Prior to site clearance, the land provided a **substantial natural green buffer** between existing and proposed properties.

The removal of this vegetation has already reduced privacy and landscape quality.

The proposal fails to adequately compensate for this loss and would result in **visual intrusion and erosion of rural character**.

5. Impact on biodiversity and ecology

The site previously supported vegetation that provided habitat for local wildlife, including birds and other species.

The loss of this habitat, combined with the proposed development, would result in **harm to biodiversity**, contrary to national and local policy requirements for biodiversity protection and enhancement.

A robust ecological assessment and mitigation strategy should be required.

6. Green Belt concerns.

The site lies within the Green Belt, where development is considered inappropriate unless very special circumstances are demonstrated.

No very special circumstances have been demonstrated that would outweigh the harm to the Green Belt.

7. Highway and access concerns

The introduction of five large dwellings and associated traffic movements via London Road raises concerns regarding:

- increased traffic
- safety
- impact on local infrastructure

This should be carefully assessed.

8. Cumulative impact of recent and proposed developments

The proposed development must be considered in the context of **significant recent and ongoing housing growth in the immediate area (which is also designated Green Belt)**, including:

- Nearby residential developments currently under construction: Elivia development, Church View development and a further proposal for a substantial development (circa 41 dwellings) on land at Mill Lane.
- These approved and proposed schemes are all within close proximity.

The cumulative effect of these developments would result in:

- **Urbanisation of a village setting**
- Increased pressure on local infrastructure and services
- Erosion of the area's rural character
- Incremental loss of green space in green belt land.

This application, when viewed in isolation, may appear modest. However, when considered cumulatively, it contributes to a **pattern of overdevelopment** that is inconsistent with the character and capacity of the area.

● KEY REQUEST

Given the above concerns, I respectfully request that:

- The application be **refused**, or
- At a minimum, the scheme be significantly amended, including **removal or relocation of Plot 5** to prevent unacceptable harm to neighbouring amenity.
