

Planning apps 34 Pennant Hills

Dear Mr Toole

Re Revised planning applications APP/24/00190 & APP/24/00191

These additional comments relate to the third revision of APP/24/00190 and APP/24/00191.

I concur and agree with all previous objections and comments that have previously been raised.

In addition I would like to object further and add these additional comments.

The reinstatement of a hedge to appease concerns re wildlife etc and the widening of the dropped kerb does not make the plot any larger for a building or any more safer for cars to enter and exit the plot which still remains on a blind bend.

The revised parking plan is not clear but there appears to be a proposed hedge (or some shading) on the borders between the two properties and the pavement. Surely this will cause further difficulty when leaving the properties not giving clear view of road.

If this "hedge" has been included to appease previous comments about the driveway between the two properties looking odd or privacy comments. It will not be any better to look at or prevent the upper 1st floor elevated windows/balcony of the new build from impacting hugely on the privacy/daylight/outlook to our house and our neighbours.

The new build will appear excessively large, dominant and cramped.

As a homeowner near the plot we absolutely believe it will have a detrimental impact on the price of our house and the tranquil feel of the whole road.

The road has always been safe (for children to play) and all the cars clogging the entrance to the road will make it unsafe and unappealing to any newcomers.

The widening of the dropped kerbs achieves nothing.

Whether cars drive in front ways or reverse in they will either be reversing on a blind corner or have to do a wide u turn crossing over to the wrong side of the road again on a blind corner.

If you add into this any cars parked either side of the road between numbers 4,5,6 or 34/34a then all of these homes will have difficulty entering and engressing their driveways.

This will also impact all vehicles driving up and down the road having to navigate/manouver around cars. Any larger lorries/refuse vehicle(s) etc will struggle. Cycles and pedestrians will need to be very careful.

It is unlikely that 7 cars will park in their allotted spaces. Garages are rarely used for cars and parking behind each other is not convenient for a lot of people, meaning possibly 3 + extra cars on road/ pavements.

This is just another reason the original developer decided it was a no-go to build on this blind corner and to keep the top of the road clear, safe and appealing. Pennant Hills road is not wide.

After all the inconsiderate parking, noise, rubbish left on the road etc during the refurbishment of 34 if that is anything to go on, we believe the proposed longer, noisier build will be extremely stressful and will have a detrimental affect on our well being and mental health.

What measures will be put in place for large vehicles moving /delivering/ blocking the road over many months. How will this be monitored to avoid the inconvenience this will cause to the other 33 homeowners lifestyles at Pennant Hills.

In my opinion the change of footprint to 34 remains unnecessary ie knocking down an established garage etc cutting down last remaining tree and moving the driveway which will again impact our home and free movement of vehicles.

As a homeowner being close to this plot I believe the impact in our lifestyle and well being will be huge and we will continue to strongly object these applications.

[Redacted text]