



25th October 2021

Planning Application APP/21/01041

Once again, we strongly object to the proposed development at 26-32 Padnell Road, Planning Application APP/21/0104. Although the plans have been re-submitted and have changed to semi-detached dwellings, the developer has not developed the site in line with existing properties but appears to be more focussed on his desire to make money. We object for the following reasons:

- **Privacy**

The number of properties proposed for this plot of land is overbearing and will certainly impact on the neighbouring properties. The proposed development will most certainly cause loss of privacy with unobstructed views directly into our garden. The proposed development is out of character with the existing buildings and the building of two properties in the garden is quite unacceptable. Due to the building being out of alignment with the existing properties, we feel this is an overbearing intrusion on our privacy and that of our neighbouring properties.

- **Out of Character**

As stated in our previous objections, when we submitted a planning application in 2005, to demolish and rebuild our property, we were heavily restricted by the council's planning guidance and only given permission to build a chalet style house. We were not permitted to build a two storey house and were limited in our application due to the surrounding houses being predominately chalet bungalows. With this in mind, we find it extremely objectionable that planning permission has been applied for two semi-detached houses and two chalet style houses in the garden. How can this be deemed a suitable dwelling in keeping with the neighbouring properties?

The proposed development extends beyond existing dwellings and this was a key point of refusing the developers previous application. In addition, similar planning applications at 23 Padnell Road (APP/10/6th Sept 2010) and 34-36

Padnell Road (APP 71368/0010) were refused and dwelling were not to be built in the garden and yet this is in essence a similar application.

- **Undesirable Precedent**

The proposed development would create an undesirable precedence and make it difficult to refuse further similar applications. There is potential that properties for sale would be bought by a developer with the aim of demolishing the original dwelling and replacing it with an over development, like the proposed application. This would be to the detriment of the neighbourhood. In addition, we would like our frustrations recognised that we were limited to the design, structure and positioning of our house when we submitted plans in 2005 and yet the council are considering a development on a much grander scale and it appears that policies and protocols are not being adhered to and followed if this application is approved.

- **Highway Safety and Traffic**

We already have huge concerns with the parking, traffic flow and air quality in Padnell Road. (Detrimental effect and impact on the quality of the local environment - section 79 of the Environment Protection Act 1990)

This proposed development will further impact on the growing problems due to increased heavy traffic and parking availability. Padnell Road is a major bus route and is extremely busy at all times as it serves the local primary schools and is the main access road to the Hazelton estate.

Although the developer has allocated 5 parking spaces for the semi-detached properties at the front and 4 spaces for the properties to the rear, typically households on average have more than two cars. This would lead to more parking spaces being required on the road which is already under strain

Parking is an ongoing concern to us since the council installed double yellow lines up to no.18 and no.13 Padnell Road. This increased congestion throughout the road and subsequently created a pinch point outside no.20 due to the lack of parking facilities elsewhere.

Padnell Road has become a parking facility for patrons and workers of the local businesses, including but not limited to, Willows Nursery, St. Wilfred's church, health care workers to Nightingale Lodge, the Health Centre and the local shops who regularly park within Padnell Road and cause congestion for the residents. It is quite dangerous at times to reverse from our driveway due to the parked cars that already obstruct our driveways and in addition, the traffic is often stacked up to our property due to the traffic lights at the junction of London Road. Emergency vehicles and buses often struggle to safely navigate through the parked vehicles. Also you could have up to 8 cars waiting to leave the proposed development in the morning due to the tailbacks experienced in the road that is already busy in the mornings.

Our photographs submitted previously (25.01.2019), clearly show the traffic congestion at the pinch point on a normal school morning and is a true reflection of the problems experienced on a daily basis.



25th January 2019



8th February 2021

In addition, the access to the properties at the rear will have a huge impact to the existing properties with the increased levels of noise. light and air pollution with the vehicles accessing their parking spaces, the vehicles turning round and the impact of engine noise. This will have a huge impact on the existing residents enjoying the peace within their gardens and will dominate their garden spaces and have a detrimental effect on their air and noise pollution levels. The house lights from the proposed rear dwellings will also have an

impact on the surrounding gardens as the dark, quiet areas of the gardens will be replaced by noise and residential living.

- **Drainage and Sewerage**

The site of this proposed development will add an increased strain to the existing drainage systems. There could be potential damage caused to the drainage with the building construction of the access road for the rear properties.

In heavy rain the area is subject to flooding and with increased properties it will add further strain to the existing antiquated sewerage system which already backs up into residents' gardens during periods of sustained rain fall. This is an ongoing issue and the Environment Agency maintains an open case on this problem as it is a regular occurrence, particularly during heavy rain.

- **Further developments**

When we purchased our property we were informed by our solicitor that no building was allowed on this site, Joey's Field, as it had a protected covenant on the land. However, if this proposed development were to proceed, it will have a further detrimental effect on the local environment. There is the potential for future residents of the proposed plots 3 and 4 to apply for planning permission to reduce the large oak tree situated in their gardens to allow for additional light into their property, regardless of the tree preservation order.

- **Over development**

The proposed development of this relatively small site clearly shows a lack of consideration from the developer to the existing residents. The design and appearance will dominate the local landscape and is not in keeping or in line with the existing properties. When the site was advertised and went to auction it clearly stated, 'potential planning for one, possibly two dwellings, numbers 28 & 30.' It indicates the developer has shown scant regard to enhance and develop the residential area but has every intention of maximising his potential earnings from this small site.

In summary, we would like the council to fully appreciate the detailed concerns of the existing residents and reject this application. The implications of adding four family homes to this proposed site, with two built in the garden, will have a significant and detrimental effect on the neighbouring properties and could set a devastating precedent for any possible future developments within the road.

Yours sincerely,

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