Jenny Bristow

From: planning@hinckley-bosworth.gov.uk
Posted At: 27 May 2009 22:36
Conversation: PublicAccess for Planning - Application Comments (09/00300/FUL)
Posted To: Planning Application Comments

Subject: PublicAccess for Planning - Application Comments (09/00300/FUL)

PublicAccess for Planning - Application Comments (09/00300/FUL)

"MR C Hewitt" has used the PublicAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

Comments were submitted at 27/05/2009 22:36:10 from IP 192.168.0.3.

Application Summary

Application Number:
09/00300/FUL

Address:
1 Burton Road
Twycross
Atherstone
Leicestershire
CV9 3PR

Proposal:
DEMOLITION OF ONE AND THREE BURTON ROAD AND ERECTION OF FOUR TERRACE DWELLINGS WITH PARKING AND AMENITY SPACE

Case Officer:
James Hicks

Customer Details

Name:
MR C Hewitt

Address:
17 Burton Road
Twycross
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Comments

Submission Type:
Customer objects to the Planning Application.

Comments:
I set out below my reasons for objecting to the planning application 09/00300/FUL.

1) From the plans submitted there is no doubt that we will be overlooked some what by this proposed two storey development of 4 terraced houses, by three of the properties (No's 2, 3 and 4) in particular from the upstairs rooms of the aforesaid properties. As we are not currently over looked by anyone, we would view this as a significant diminishment of the privacy of our property, which in fact was the very reason for us purchasing our house some years ago. Currently we enjoy open views from all rooms at the rear of our property this proposed dwelling would significantly impede these views detracting from the current position enjoyed.

2) It is clear from the plans submitted that the proposed two storey development will also overlook the bungalows (No's 6 - 10 Hallfield Close) to the rear, and no doubt detract from the outlook to the rear of these properties affected by the development. Currently they have relatively open views from their properties and the proposed two storey development of the 4 terraced houses would significantly impede these views.

3) The proposed two storey development is inconsistent with most of the adjacent properties and not sympathetic to the character of the village. The proposal is to demolish the two 17th Century Cottages which still have Crook Timber Frames and part of a Lime Ash Floor, and replace them with a "modern style building" which will see the removal of a significant part of Twycross Village history, surely this cannot be allowed to happen? After all, at the recent informal meeting with the local planning officer, it was stated that the council would wish to retain the other two 17th Century Properties (No's 5 & 7) immediately adjacent to 1 & 3 Burton Road due to their historical interest, so why allow it to happen to 1 & 3?

4) There will be a significant amount of noise and disturbance created as a direct result of the proposed driveway and parking bays for the properties, two of which will be directly to the rear of our property. Additional nuisance will also result from the driveway & parking bays due to headlights shining on to our property when vehicles leave and approach the bays down the access drive way, this detracts from the current position enjoyed. Again due to the proximity of the parking bays, there will be resulting exhaust fumes which will be unpleasant and unhealthy for my wife, young children and I, when we are in our garden. Why doesn't the design not incorporate the parking bays within the perimeter of each property itself?

5) We have an issue regarding the Amenity and the Grassed Areas surrounding the parking bays immediately to the rear of our property: whose responsibility will it be to maintain the areas & surrounding hedging, and the nuisance that will no doubt be caused by the local youths using it as an area to congregate thus creating further disturbance and nuisance? Furthermore when there are visitors to the new properties additional parking will be a problem, they will no doubt be forced to park on the grassed area causing yet more noise and disturbance as a result.

6) The proposed driveway and parking will create a potential crime corridor, as it will open up access to the rear of ALL the properties bordering the proposed development. Furthermore it will be a magnet to the local youths who will use it as a rat run through to other parts of Twycross and for congregating and making a general nuisance, dropping litter and other unsociable habits. This proposal should therefore be reviewed / investigated by the local constabulary referring to Section 17 of the Crime & Disorder Act 1998. Local crime figures published on the Leicestershire Constabulary Web site for this area show that Burglary and Vehicle crime are both classed as high with 50% and 75% increases respectively. It is worth noting that the Bungalows in Hallfield Close, that this proposal affects, are mainly owned by OAP's and are therefore more vulnerable.

7) The Village Hall hosts various activities, clubs, and functions. These activities are very popular and the car park is unable to cope with the number of cars attending. It is therefore likely that access to the property based on the application would be compromised during such occasions. The function of the Village Hall and the events it holds are a feature of Twycross life and the proposed development will impinge on these activities.

8) Access to the proposed dwelling is across the pavement and over the land adjacent to the Village Hall, which will require entrance and exit 24 hours a day. To facilitate the vehicle movements the impact of this will be the loss of up to two thirds of the land in front of the Village Hall which is currently used as a car park and has been for over 70 years since the hall was built. This land is also used both

in the mornings and afternoons by a number of parents and children waiting for the school bus services as well as the users of the mobile library. The increase traffic movements across this piece of land to access and exit the proposed properties will present a significant safety hazard to both parents and children and for drivers exiting on to the A444 as their view may well be obstructed.

In summary, the proposed dwelling is not compatible with its surroundings, it will over look the majority of properties on its boarders. The ideal solution would be to refurbish properties 1 & 3 and restore them to their original state, thereby retaining the historical heritage of the village, as has happen to other similar properties in Norton Juxta Twycross.

For us personally our privacy and amenity will diminish. The noise and disturbance around our property will increase significantly, and the value of our property will reduce as a direct result.

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