

**SOUTHERN AREA PLANNING COMMITTEE 7TH FEBRUARY 2019
SCHEDULE OF ADDITIONAL CORRESPONDENCE**

Agenda Items 6a

Plan List Item 1 **18/10244/FUL** New dwelling with integral garage for access
At Land Adjacent Kiln Close, Whaddon, Aldebury, Salisbury, Wiltshire, SP5 3HE

Third Party Representation

Dear Cllr Smale,

I am writing to you in reference to the above proposed planning application- due to be decided this week. I was hoping to present my objections in person, however, as a teacher I am unable to attend the meeting at 3pm so I am writing to you in the hope that you will have a chance to read through my objection before a decision is made as planning permission will have a massive detrimental impact on myself and my family.

My objections are as follows:

Land Adjacent Kiln Close, SP5 3HE

Application number- 18/10244/FUL

I am writing to strongly object to the proposed development based on the following reasons:

- I have been informed that there is a covenant in place preventing any building on this piece of land.
- This will affect the integrity of the local community. I bought my house based on its tucked away location in a private cul-de-sac. Once this land becomes opened up the tucked away feeling myself, my children and my neighbours so appreciate will be lost.
- This proposed development will mean that every room at the front of my house will be overlooked, currently no rooms are overlooked.

- Whilst we currently look out onto trees we would then be looking directly into someone else's house.
- My front garden is south facing and enjoyed by my children in the summer. This will be shadowed and overlooked by the new dwelling.
- The new dwelling would look to be an over-development of the cul-de-sac.
- Access would be an issue- I do not give permission for the private road 'Kiln Close' to be used as an access point. It should be noted that Highways would not support the creation of a 'new' access close to the main road-junction, and therefore the existing Kiln Close access must be utilised.
- During the construction stage the road would be constantly blocked making access very difficult- the road is not wide enough for any large lorries to safely park without blocking emergency access.
- All amenities for properties in Kiln close run under this area of land, there would be large disruptions to these services for extended periods of time.
- The road is maintained by the residents. There would be severe damage to the road due to increased volume of heavy vehicles.
- If part of the embankment is built into, it will be weakened and affect all the adjacent houses.
- Environmental issues- On 20th October there would be no evidence of wildlife as stated in the report- this is because during the previous month several trees were cut down and cleared. There is potential for dormice to be present here which are a protected species.
- Once the embankment is lowered there will be an instant increase in noise pollution from traffic travelling through the village as the embankment currently provides some protection from this.
- As stated by experts in planning stage:

“Although the dwelling is located at the bottom of the bank, the proposal is considered to be unacceptable in design terms, as its front/side elevation would be overly prominent and dominating within the Close by reason of its high eaves, bulky box-design and-large expanse of brickwork. I would raise concerns that overlooking will occur across the road from the first-floor dormer windows.... The established leafy character of the Close may also be highly regarded by local residents, and therefore you may wish to discuss the scheme with neighbouring properties before submitting an application (No discussions have been attempted)- the access road is likely to be in their ownership in any case. I would also draw your attention to the Community Infrastructure Level (CIL), as any new residential development is required to contribute towards this.”

- There is no CIL development to support this proposal.
- Surface run off from rain and precipitation currently absorbed into the land could consequently cause a flooding issue for mine and surrounding properties.
- There is currently a large development of houses being built approximately 400m from this location- there is no need for further housing in this area.

Many thanks for taking the time to read through my objections

Sarah Stephens