

I have lived in my bungalow in excess of 50 years, and have great concerns over the proposed plans of residential properties to the rear of my property. My objections and justifications are listed below;

1. Overshadowing. Looking at the master site plan, residential properties are planned to be constructed to the rear of my property. There is no confirmation of the type of property, but the developer has two, three and four story properties planned for the development. Noting the topography of both my property, and that of the planned development, my home and my garden will be overshadowed significantly by the new houses being planned, whether they be two, three or four story.
2. Overlooking. The plans available show that there are two houses planned to be built to the rear of my garden. The plans do not prescript which model of house will be built, but because of the levels of the land any planned property will have a direct line of sight from an elevated position into both my garden and more importantly my bungalow, both bedrooms and living accommodation. This will be a significant invasion of my privacy.
3. Overbearing. The site plans show the planned development of a number of homes to the rear of St Johns Avenue and Milne Street - the existing properties are ALL single story bungalows. The planned development is for two, three and four story houses which are not only out of character with the existing homes, but will have an overbearing impact on the existing properties because of the scale and height of the planned houses. The planned houses are also out of character with the existing residential single story properties.
4. Loss of daylight & shading. The planned houses are two, three and four story properties. Because of both the height and proximity of the planned houses to the rear of my property there will be a significant loss of daylight into both my garden and my home. Clearly my home and garden will be shadowed by the planned multi story houses, meaning natural daylight won't enter my garden & home until mid-afternoon. In winter months this effect will be exacerbated.
5. Distance between properties. My understanding is that there should be a minimum of 21 meters between a single story dwelling and a two story dwelling. There is no scale available which I can see to confirm this spacing. Does this spacing increase when a three story dwelling looks into a single story dwelling?
6. Right to light. In England and Wales a right to light is usually acquired under the Prescription Act 1832. Under the Act a right to light usually occurs once light has been enjoyed through defined apertures of a building for an uninterrupted period of 20 years. I have lived in my bungalow for over 50 years, with uninterrupted light through unchanged apertures. Clearly the planned development of two, three and four story accommodation will inhibit the light available. Have the requisite calculations to confirm whether or not rights of light are injured been carried out and considered?
7. Air pollution and Noise. Looking at the master plan, there is the addition of a major trunk road linking Dodworth to Barugh Green. The air pollution from the M1 motorway is already higher than in other parts of Barnsley. Has a baseline for air pollution been established and the relevant studies been undertaken to ensure that the residents of the existing and planned development, and the pupils of the planned new school will not be subject to increased levels of air pollution in line with the governments Clean Air Strategy? What consideration has been given to the increase in traffic noise because of the trunk road, clearly the addition of 1700+ houses and a sizable 'employment phase' coupled with the link from the M1 motorway will bring a significant increase in both air pollution and traffic noise.