

Bailey , Georgia

From: Galvin, J [REDACTED]
Sent: 23 June 2016 13:02
To: DevelopmentControl & DevelopmentManagement
Subject: Application ref: 2016/0623

Categories: Printed by Rachael

Good afternoon

I am writing to object to the above application for the reasons outlined below:

Overbearing

The planning application is for a proposed cellar conversion to form a two bedroom self-contained basement flat and the plans show both the existing and proposed layout of 132 Park Grove. When taken in its entirety, which is not unreasonable given that the details have been provided, this represents an expansion from a four bedroom home into a seven bedroom property and the scale of the proposed development would, in our opinion, have an oppressive impact on the surrounding dwellings and the area as a whole.

Whilst the plans incorporate an area to store and aid the collection of waste in the rear courtyard, provision does not appear to have been made for recyclable waste. This omission would be unacceptable in a residential area where the local authority actively supports this initiative. In addition, it is unclear as to whether the rear courtyard storage area is for the sole use of the occupants of the proposed cellar conversion as, if this were to be the case, where would the additional facilities be sited for tenants residing at 132 Park Grove?

Out-of-character

The design of the proposed cellar conversion includes a stairwell entrance to the front of the property, directly below the front bay window. There are no other properties on Park Grove with this type of entrance and the design of the proposed doorway is such that it is out-of-character with its surroundings.

Road Safety

Whilst the planning application is for a proposed two bedroom cellar conversion, it is evident from the proposed layout that there is potential for a minimum of seven occupants in the property, and therefore it would not be unreasonable to expect an increase in vehicles.

Given that there is no provision for off road parking at this property, and that the road and surrounding area is highly congested and reduced to single file traffic, we are concerned that the development would have a

significant impact upon highway safety and that it could adversely affect the access and regress of emergency vehicles and refuse collection.

Principle

Given the layout and density of the building we feel that the nature of the development is excessive for the type of dwelling in question and that it would gradually erode the character of the area, which is predominately family housing. We therefore consider that the application is inappropriate, and we would ask that you take our concerns into consideration when reaching your decision.

Kind regards

Julie & Tim Galvin