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**From:** [REDACTED]  
**Sent:** 12 August 2025 18:13  
**To:** Planning  
**Cc:** [REDACTED]  
**Subject:** Objection to planning application DC/25/1108

**Categories:** Comments Received

Dear Sir/Madam,

I am writing to formally object to the above planning application for Construction of 1no. detached dwelling and 2no. semi-detached dwelling.

My objections are based on the following planning grounds:

### **Impact on Residential Amenity**

The proposed development overlooks the existing properties Flagstones and Home Cottage and results in a loss of privacy, overshadowing and a reduction in daylight. These properties are grade 2 listed as well as being of historical interest.

The height and proximity of the new structure mean that the development would overlook in particular the Flagstones property, resulting in an intrusive and unacceptable impact on the right to private enjoyment of the property.

This directly conflicts with national and local planning policies that seek to protect residential amenity.

The location of the bin stores on the plans would negatively impact Flagstones property.

### **Character of the Area**

Despite the materials to be chosen for the proposed properties, the properties will still look “modern and new” in comparison to the surrounding properties, 5 of which are listed buildings. These properties are listed to preserve historical interest and the general character of Andrews Hill, which is rural.

### **Road Safety**

Stane Street is on the busy A29 a fast and dangerous road to be pulling in and out of drives. Currently 60mph, the Andrews Hill area is on the brow of a hill, a bend and it has a busy working dairy farm.

There have been human and animal injuries and fatalities over the years and the road remains a significantly dangerous area. Adding further properties will affect the visibility for the existing properties to access their properties and affect the access for the new properties and would further endanger life. This is also increasing the visibility dangers for the drivers on the road, many of whom will not know/realise the proposed development is there, until they are on top of the hill, essentially causing a danger to life.

It will also further impact on cyclists and pedestrians in the area.

### **Environmental and Ecological Impact**

The development site includes green space which provide a habitat for wildlife. The development will change the visual impact of the area as well as creating a more “built up” environment. The area has listed properties to help keep the character and rural feel and this should be preserved. The proposed development will heavily impact on this. Removal of vegetation at the road side and rear areas would negatively affect biodiversity and character in the area.

### **Inadequate Infrastructure**

The current area suffers daily from drops in water pressure and will not cope with any further additional pull on this resource.

There are 5 existing properties which use a private owned shared septic tank which is located on the Flagstones premises. There are existing issues with the condition of the land owned by Denhams which are voiding the warranty/guarantee of the existing septic tank. The septic tank is designed to empty clean water into the Denhams land and flow away to the trainline but the lack of maintenance by Denhams, despite our offers to maintain that piece of land ourselves at our cost has been refused. We have grave concerns over levels of maintenance in place already, and how this development may make this issue worse, as it causing flooding to existing Flagstones property.

We have grave concerns of the impact of further drainage and water supply requirements of additional properties in the Andrews Hill area.

How are these new properties to be fuelled as there is no mains gas? Adding further tanks for oil or LPG further impacts on the environment. Heat pumps are a further pull on the electrical resource in the area.

The appeal of the existing properties is related to the history, character and rural feel of the area. This development has the potential to devalue the existing properties both in physical impact and aesthetic's.

In 2008 application ref **DC/08/0455** was refused for 1 dwelling on the same piece of land. This was refused for the same reasons outlined above and I do not feel that these reasons should have changed.

1. The proposal would involve the erection of a dwelling within the rural area and as it would be unrelated to the needs of agriculture, forestry or otherwise constitute social housing, it would contravene countryside protection policies contained within the Development Plan.
2. The erection of a dwelling on the appeal site would represent an unsustainable form of development in that future occupants of the dwelling would be unduly reliant on the private car as a means of transport.
3. The proposal would not constitute sensitive infilling but would undesirably consolidate sporadic development in the area thereby harming the character and appearance of this part of the rural area.
4. The proposed dwelling would result in additional turning movements at the existing vehicular access onto the A29. This access has sub-standard visibility in a northerly direction and therefore its increased use would harm highway safety in the locality.

I respectfully request that the planning authority refuses this application.

We would also be happy to meet a planning officer at Andrews Hill to show/discuss the concerns.

Thank you for considering this objection.

Yours faithfully,

[Redacted signature]

