

PLANNING REF : 250517
PROPERTY ADDRESS : 46 Century Drive
:
: RG71PE
SUBMITTED BY : Miss Ruby Kirk
DATE SUBMITTED : 29/03/2026

COMMENTS:

I write to formally object in the strongest possible terms to the above planning application.

Having reviewed the submitted proposals and associated documentation, I believe this development is fundamentally unacceptable and should be refused for the following material planning reasons:

1. Overdevelopment and Harm to Local Character The scale, density, and layout of the proposed development represent clear overdevelopment of the site. The proposal is wholly out of keeping with the established character of the surrounding area and would result in significant visual harm. Such an approach conflicts with the requirement for development to respect local context, design, and appearance.

2. Severe Impact on Highway Safety and Traffic Congestion The development would generate a substantial increase in vehicle movements on roads that are already under pressure. The likely result is increased congestion, reduced highway safety, and unacceptable strain on existing infrastructure. Insufficient evidence has been provided to demonstrate that the local road network can safely accommodate this level of additional traffic.

3. Environmental and Ecological Harm The proposal risks significant adverse impacts on local wildlife, biodiversity, and green spaces. Any claimed mitigation measures appear insufficient and fail to demonstrate a meaningful net environmental benefit. This is contrary to national and local planning policies requiring protection and enhancement of the natural environment

4. Loss of Residential Amenity The development would lead to unacceptable impacts on neighbouring properties, including overlooking, loss of privacy, increased noise, and general disturbance. These impacts significantly reduce the quality of life for existing residents and should not be disregarded.