

PLANNING REF : 250442
PROPERTY ADDRESS : 7 Rose Grove
:
: RG5 4FL
SUBMITTED BY : Mr Eddie Cheung
DATE SUBMITTED : 31/03/2025

COMMENTS:

I am writing to formally object to Planning Application 250442, which proposes the erection of a three-bedroom dwelling with bin/cycle

store, associated access, parking, and landscaping, following the demolition of existing outbuildings.

Several comparable planning applications, such as 200799 and 20231, have been previously submitted and approved for a two-bedroom dwelling, office, and storage building with two roof lights. The current application proposes a three-bedroom dwelling with bin/cycle storage, representing a continuous expansion of the project. The rationale behind the land/property owner's dissatisfaction with the prior approved applications remains unclear. It is conceivable that a subsequent planning application for a further enlarged dwelling will be submitted following the approval of this current proposal.

My objection is based on the following significant concerns:

Escalating Development Size: This application follows a pattern of increasingly larger development proposals for this site. Previous applications, such as 200799 and 20231, were approved for a two-bedroom dwelling, office, and storage building with two roof lights. The current application for a three-bedroom dwelling represents a substantial increase in size and scale. This trend raises serious concerns that further, even larger, development proposals will be submitted in the future should this application be approved. We are uncertain why the applicant is not satisfied with the previous approved applications.

Loss of Daylight: As with previous applications, the proposed development poses a significant risk of diminished daylight for neighbouring properties.

Traffic and Access Concerns: Perimeter Road is a narrow, heavily used road, popular with cyclists, leisure walkers, dog walkers, and children. The proposed development will inevitably increase traffic flow and access issues, creating a road hazard for residents and other road users.

Noise Pollution: The construction and occupation of a three-bedroom dwelling will likely generate increased noise levels, impacting the quiet residential amenity of the area.

Safety Assignments: I request that all safety assignments and risk assessments are thoroughly reviewed and made available for public scrutiny, considering the increased traffic and construction activity.

Wildlife Impact: The area is home to a diverse wildlife population, including cats, foxes, and squirrels. The proposed development will inevitably disrupt their habitats and negatively impact local biodiversity.