

Objection to planning application number 2014/01031/FUL/SR2

We made minor objections to the initial phase of the development and have been fully cooperative with the developers whilst building works have been carried out, however; we would like to strongly object to this new phase of the development.

- The site currently consists of 8, three and four bedroom dwellings on a small plot. The proposed 2 storey building of 3 garages and a flat will completely overshadow our garden and the area that we have planning permission for a conservatory. It will also give a sense of being cramped, oppressive and impact greatly on our standard of living and enjoyment of the property and garden.
- Already the first phase of development sites 6 windows that less than 30 meters away from our property and a further 18 windows facing from the town houses overlooking our garden. This does not include the windows facing us from the Taylor Wimpey development.
- The positioning of the bin store is approximately one metre away from our patio doors which will result in obnoxious smells drifting into our property.
- The adequacy of parking and turning space will be reduced as the proposed 3 garages with the "extra space" will in real terms mean there is a loss of 3 spaces, and with the additional dwelling potentially needing another 2 spaces. Current parking is problematic with an allocation of 2 spaces per dwelling with cars parking on kerbs, corners and at times spilling out onto the roundabout. Additional properties and more cars with less designated parking will increase the risk of accidents and the safety of young children who live and play here.
- The majority of plots within the site have already been pre sold without garages which leads us to believe there is no requirement for them from the purchasers.
- This proposal will reduce the amount of green areas and landscaping submitted on the original plans, one of our recommendations submitted in the initial phase of development was for landscaping and green areas to soften the impact of a large development that was previously a wooded area.
- When requesting recent planning permission for an extension on our property at 3 Ty Uchaf we were denied a small frosted window on the south facing wall that was not facing or overlooking any property. The proposal for planning permission we are objecting to is a property with 2 double windows and double patio door both at an elevated level that directly facing plots 6,7,8 and 9, would the same planning considerations be applied in this instance ?
- It is our opinion that the site has been developed to a sufficient level maintaining the integrity of the development but that any further dwellings or buildings will impact on the overall landscape to the detriment of existing and new owners within the site.

Mrs Binfield and Mr Docking

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