

Planning Officer -
The Planning Inspectorate
Crown Buildings,
Cathays Park,
Cardiff. CF10 3NQ.

Mr and Mrs Greenly-Jones
Owners of :
60 Bluebell Estate,
Bluebell Lane,
Pandy,
Wrexham. LL11 2UH.

31st May, 2016.

Re:

Wrexham Council Planning Reference:
P/2015/0743 [Sharon.william@wrexham.gov.uk]

Welsh Government Ref. / Planning Inspectorate Ref.:
H6955/A/16/3149202

Site Address: 59 Bluebell Estate,
Bluebell Lane,
Pandy,
Wrexham.

Start Date: 05/05/2016
Appellant's Name: Mr D. Hinds

Site Description: OUTLINE APPLICATION TO ERECT 1 NO. DWELLING AND NEW ACCESS

Dear Sir / Madam,

We have recently received notification from Wrexham Borough Council of the proposed building development, adjacent to our property.

Had we been made aware of this development during our negotiation for the purchase of 60 Bluebell Lane, we would not have gone ahead with the purchase.

As this is no longer possible, we are therefore writing to object to the Planning Inspectorate in the strongest possible terms, to this development - on the following grounds:

1. The proposed building will directly overlook our master and second bedroom windows - destroying any privacy myself and my wife might have in our property, as well as overlooking our back garden again reducing privacy.
2. Point 1 above will have a material impact on ourselves, should we attempt to re-sell our property, substantially reducing the houses market value to prospective new purchasers, due to the above issues.
3. The estate road the proposed property will access is already busy and this will increase the risk of accident both to pedestrians and vehicle users, due to construction traffic, as well as users of the property's vehicle(s) if the application is approved.
4. The various dusts created in construction will potentially adversely affect the health of my wife and myself. I suffer from asthma / dust allergies and these will be exacerbated by this construction in the short term. And construction noise pollution will decrease the quality of life for all residents in this otherwise quiet estate.
5. The proposed property is not in keeping with the surrounding buildings as it will create a cramped and unpleasant atmosphere in the position it is proposed to be built and it will not be built on 'brown land', as stated in the appellant's proposal, but substantially on the back garden of an existing residential property, adjacent to our own property.

For these reasons, we implore the planning inspectorate to reject this proposal, which in our opinion has no merit. We believe the proposal is being put forward for the material benefit of the appellant and not for development of new housing stock, as stated in the appellant's proposal; as one property will hardly affect housing stock in the area.

Thank you for your considered review of our objections.

Yours sincerely,

Andrew Greenly-Jones And Susan Greenly-Jones

P.s.:

We would be obliged if we could receive a copy of the appeal decision letter when it is available, either via email or post to our address. Thank You.