

The Planning Inspectorate

Further information on us and the planning appeal system can be found on our website www.planning-inspectorate.gov.uk

For official use only
(Date received)

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at

www.planningportal.gov.uk.

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

Case Reference:

P2014 0513

Address of site

WOODVIEW
BRYNISA ROAD
BRYNTER, WREXHAM.

Postcode
(if known)

PLANNING INSPECTORATE
05 JAN 2015

RECEIVED IN PINS 3

SENDER DETAILS

Name

MR ANDREW FARNHILL

Acting On Behalf Of

(leave blank if writing on
your own behalf)

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

NEIGHBOUR

What kind of representation are you making?

AGAINST THE PROPOSED DWELLING

YOUR COMMENTS ON THE CASE

Please provide your representation below.

The proposed development would be unacceptable and undesirable having regard to the very-substandard nature of access roads leading to the site to allow further development off the narrow unmade road is likely to exacerbate existing local highway difficulties for existing residents, and is likely to cause inconvenience and safety issues for new residents.

The proposal is therefore contrary to policy - GDPi(d) of Wrexham Unitary Development Plan.

The Development as Proposed will cause overlooking and loss of privacy issues for ~~a~~ adjoining residential property, due to the close proximity of the development in relation to existing boundaries and property.

To Allow the development would therefore be contrary to Policy GDPi(a) and (b) of Wrexham Unitary development plan and adopted - Supplementary Planning Guidance - local - Planning Guidance Note NO 21 Space around Dwellings.

P.T.O.

In connection to the proposed plans stated which I have examined and have full knowledge of the proposed site due to having lived in my current abode for twenty years I strongly object to the submitted plans.

The proposed dwelling which has formally been rejected by yourself Reference number P/2014/0257 would overlook my property when looking at the site of the rear upstairs windows I would be able to see into bedroom 2, landing and bathroom windows which in turn would seriously impact my families enjoyment and subsequent use of our garden. This positioning also means a direct view into all rear windows of my home are easily accessible. This is of great concern as I wish not to be subject to having to invade upon the privacy of the residents (residing family) Due to the gradient of the land the house would be an overbearing feature and due to the inappropriate height it would restrict light.

An issue raised in the former application was access to the premises due to the inappropriate structure of the road.

I note that a four bedroom house would potentially require in excess of two parking bays when taken into account visitors access and the existing cars of the family.

I find it quite frustrating the newly submitted plans mirror the original in the size of the structure has not altered.

All I see is the Applicant has effectively melded the two houses into one.

Should the Applicant applied for construction of a bungalow which would not have the issues regarding privacy I would understand and have a level of empathy for.