

For the attention of Leighton Buzzard Town Council Planning Applications Committee.

APPLICATION FOR PLANNING PERMISSION, TOWN AND COUNTRY PLANNING ACT 1990,

REF : NO: CB/20/02885/FULL, FOR DETACHED DWELLING HOUSE

Dear Sirs

I wish to bring to your attention the above planning application that has been submitted to Central Bedfordshire Council for a detached dwelling to be built in Bossington Lane using part of the residential garden of 7 Harcourt Close.

I, along with neighbours will be lodging objections to this application with Central Bedfordshire Council and I hope Leighton Buzzard Town Council can support us by also objecting as you did with the original application **CB/20/01154/FULL**.

I have included below some of the issues that I will be objecting to.

Objections

In the planning statement it has been said the property lies within the town centre. I believe this to be incorrect.

In the planning statement it refers to the proposed property as a smaller dwelling. The footprint of the proposed dwelling at 80 sq metres is considerably larger than that of 7 Harcourt Close at approx 48 sq metres.

The planning statement states the site has low ecological value. Several trees have been felled recently from the garden of No 7 on the instructions of the current owner, two of which were over 100 years old, in order, we believe to influence the previous application and now this resubmission. Our surroundings have already changed but to lose this residential garden would have a serious detrimental impact and does not enhance the character of the surrounding area and any development should be resisted. It is totally unnecessary.

The planning statement suggests this is a modest development in size. As indicated above I would class this as a large development easily converted to a three bedroom property and totally out of character with the surrounding area.

From the Planning Statement –‘the bungalow will sit approx. 1.7mtrs below 7 Harcourt Close.’ There are no relative levels on the drawings, and so it’s not possible to determine what the precise relative level on the new dwelling would be to the neighbouring properties.

The 1.7 metre site reduction is probably only 1.2 metre when compared to site level of 8 Harcourt Close. This will still leave in excess of 5.3 metre above adjoining property and will therefore be far more intrusive than a single storey dwelling.

The planning statement suggests that from neighbouring properties it will be no more intrusive than a Summerhouse. How many 80 sq metre summerhouses with a ridge height of 5.3 metres have been permitted.

The Planning statement fails to identify what boundary treatments will be adopted.

The tree survey indicates one tree (T4) will be removed to facilitate this development. It has been identified as a young low amenity Sycamore. It is in fact an Oak tree planted approximately 25 years ago and lies within the embankment that could be deemed to belong to 8 Harcourt Close. Certainly not No 7.

No plan includes the location of the trees and shrubs that have been identified in the tree survey.

The design document only mentions what is already in existence and does not mention any changes that would be required to the development plot, especially associated with the Boundary between 7/8 and 6/7 Harcourt Close.

There is an element of land grab associated with this proposal. The triangular shaped piece of land forming part of the proposed driveway or vision splays is currently an embankment associated with and forming an integral part of the Bridleway. The development proposal assumes boundary is at 90 degrees to Bossington Lane rather than the continuation of the boundary line between no 7 and 8 Harcourt Close+

There is no on street parking or visitors parking in this area.

The proposed house, albeit described in the submitted documents as a '1.5 storey dwelling' with its 6.6 metre high featureless gable end walls, excessive height, dormer windows and skylights, is totally out of character with the surrounding area and will impact on the privacy of surrounding properties. Its footprint is far larger than 7 Harcourt Close and will have an overpowering presence on Bossington Lane and the gardens of no. 6 and 8. Harcourt Close.

The 1st floor rear bedroom window will result in loss of privacy to rear garden of number 8 and to first floor bedroom window.

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To have a building of this size appear in the middle of several well maintained mature gardens would totally change the wildlife within them and totally change the ambiance of this very quite historic area of Linslade.

The lane is frequently used as a through route not only by pedestrians, dog walkers and ramblers but also by wildlife e.g. Foxes, Badgers, Muntjac deer and numerous birdlife, moving along the wildlife corridor that is made up by Bossington Lane and residential gardens. We have witnessed in excess of 25 different bird species using our garden annually.

It is feared that because the proposal is to lower the ground before the building is started, shrubs and trees along the party boundaries will be killed by the disturbance of their root systems seriously affecting vegetation and wildlife in neighbouring properties.

From the Planning Statement – Design ‘the bungalow will sit approx. 1.7mtrs below 7 Harcourt Close.’ There are no relative levels on the drawings, and so it’s not possible to determine what the precise relative level on the new dwelling would be to the neighbouring properties.

The green verge to Bossington Lane is outside the site, and so no alterations can be made to this area, including the removal of any trees, without the express permission of the owner. This verge forms an important part of the character of the lane and any reduction of it, or alteration to it, would change that character and take away natural habitat for wild life.

Bossington Lane is a well used bridleway by pedestrians going backwards and forwards to the town. Any additional traffic onto the lane would create an additional safety hazard. There is mention of pedestrian vision splays in the proposal, but there are no details shown in the documents.

Therefore we will be registering all the above as objections to the proposed application and we hope you will feel able to support us in this matter.

Kind regards