

DETAILED REPRESENTATION

Objection to the proposed development limit boundary moving from the rear boundary of our property to the far side boundary of the field immediately abutting our property. (please see Fig. 1 and Fig. 2)

Reasons:

HIGHWAYS - Springfield Road is not suitable for additional vehicle movements. The road is narrow and for a distance of approximately 40 metres it is not possible for two cars to pass. A planning application for 4 detached dwellings on this field (ref. **W/04762** – copy attached) was refused in 2001 for a number of reasons, one being:

'The existing road (Springfield Road) is considered inadequate in terms of width, alignment or passing places to accommodate the further traffic which would be caused by the proposed development'.

The number of cars on the road has increased dramatically since 2002 and therefore this reason for refusal is now more relevant than ever as it could have an increased harmful effect on highway safety.

HARMFUL EFFECT OF AMENITY — OVERLOOKING / LOSS OF PRIVACY - The site abuts the rear boundary of our home and its curtilage, Llys y coed, Springfield Road and is on land that is sloping upwards from the common boundary, the northern most part of the land being at least eye level with our first-floor bedrooms. (Fig. 3, 4 and 5) . Any development on the site would have a detrimental and harmful effect on our property, resulting in our living rooms, bedrooms and garden being overlooked.

A planning application (ref. **TMT/02859** – copy attached) for 2 Executive Houses on the land was refused in 2002. One of the reasons for refusal in this case referred to backland or tandem development:

'the development if allowed would result in backland / tandem development to the rear of existing residential properties which would have an unacceptable detrimental impact on the amenity and privacy enjoyed by these properties'.

Again, this reason for refusal is as relevant now as it was in 2003. Development at this site would definitely have an unacceptable detrimental impact on our amenity and privacy.