Dear Sir

Re: Application Number 11/13/0443 – Erection of bungalow on land adjacent to 21 Burnley Lane, Huncoat, BB5 6TU

Thank you for your letter dated 19 November 2013, regarding an application for planning permission for the erection of a bungalow on the land adjacent to 21 Burnley Lane, Huncoat.

I would like to raise the following objections to the erection of the planned bungalow on this piece of land:

- Although not formally maintained as gardens by the cottages opposite, the application site has always been considered to be a garden area. The construction of a bungalow on this land would significantly reduce the current open nature of the site with the gardens being lost because of building development.
- This is a very small piece of land and the planned dwelling is being ‘shoehorned’ into the available space. This would cause over-development of this small area of land and would not be in keeping with other development on the lane.
- A bungalow, even built in the materials stated, would not be in keeping with the character of the area and would not blend in with local housing. Properties surrounding this site are terraced cottages and stone-built terraced housing. It is only significantly further along the lane that any bungalows can be found.
- The design and access statement claims that the proposed dwelling does not cause overlooking or overshadowing to adjacent properties. This piece of land is at the narrowest point on Burnley Lane and at the proposed height of 5.20m; the planned dwelling would significantly reduce light levels, including any sunlight during the winter months, to the ground floor of my cottage opposite. These cottages already suffer from low light levels and these would be even further reduced.
- The rooms to the front of the bungalow would also look directly into the living room of my cottage; an invasion of privacy. No property currently faces directly into any other property from where the lane narrows outside number 46, right up to the houses at the top of the lane.
Access to the proposed development would be at the point just as the road narrows and at a dangerous bend in the road. Parking on Burnley Lane is already extremely difficult and as the owner of number 48, I am forced to park at this narrowest point. I question whether the proposed development could be accessed easily with my car and that of my neighbour parked in their current position of choice. There is nowhere else for our cars to be parked.

The above are my observations and objections as requested, which I would like considered at your planning meeting when the proposals are discussed.

Yours faithfully

Mrs J M Evans