
From:

Sent: 13/12/2017 14:44:49

To:

Subject: FW: Comments for Planning Application 17/1640/FUL

Customer Details

Name: Mr Timothy Davis

Email:

Address: 1 Old Mill Close, Exeter, Devon EX2 4DD

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for

comment:

- Close to adjoining properties
- Development too high
- Inadequate parking provision
- Increase danger of flooding
- Increase in traffic
- Loss of light
- Out of keeping with character of area
- Over development
- Residential Amenity

Comments:

Dear Sir,

Planning Application 17/1640

Thank you for notifying me of this application. As a resident of Old Mill Close I object to the plans on numerous grounds, as follows:

1) Loss of Privacy

The 7 town houses planned for the rear of the site and immediately overlooking Trews Weir Reach and Old Mill Close are too high. They are significantly higher than the current landscape and will dominate the skyline. For the houses on Old Mill Close, particularly numbers 1, 2 and 3, the new town houses will look directly into the bedrooms and kitchens of the Old Mill Close properties resulting in significant loss of privacy.

The planned town houses are too close to Cygnet Court and Houses 1-3 of Old Mill Close. They will overshadow the existing properties and result in loss of light and loss of visual amenity. These new houses will dominate the landscape and be intrusive to the residents of Old Mill Close and Cygnet Court.

The planned town houses should be moved further back and

reduced in height by one floor.

2) Flood Risk

There is inadequate drainage planned for the new development, particularly for surface water. This increases the risk of flooding for dwellings on Trews Weir Reach and Old Mill Close.

The planned development removes a significant area of land that absorbs rain. This will lead to an increase in surface water flowing to Old Mill Close and an increased flood risk.

3) Increased Traffic / lack of parking

The areas surrounding the planned development will be subject to a significant increase in traffic, particularly at the junctions with Topsham Road. The documentation provided in relation to the application does not adequately reflect the impact that such a high density development will have on traffic in the area. It also underestimates the number of vehicles that will be associated with the development. The care home will cause significant volume in traffic because of staff, deliveries and visitors.

The new development has inadequate parking. This will result in local roads becoming more crowded with parked cars. This will cause a significant problem to existing residents of the area.

4) Nature of the Development not in keeping with the area

The development is high density and is not in keeping with the surrounding area. The number of residences / buildings and their design will negatively impact the character of the St. Leonards conservation area.

5) Tree protection

The mature trees at the rear of the houses on Old Mill Close will be destroyed in order to build the new town houses. This is unacceptable as these trees have been part of the landscape for many years. They should be preserved in order to maintain the existing skyline.

6) Natural Environment

There are insufficient open areas in the new development. The habitat of animals that are currently residing in the sloped area behind Old Mill Close will be destroyed.

Yours faithfully,

Tim Davis