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Felicia Blake

From:
Sent: 04 February 2020 00:34
To: PlanningPolicy
Subject: Objection letter ref IP307 Prince of Wales Drive
Attachments: Council form IP307 dated 4.2.20.docx; Objection letter IP307 date 4.2.20.docx

Hi there

Please see attached my objection letter and form from Council website

Regards

Terry

Consultation document(s) to which this comments form relates:	IP307 Prince of Wales Drive
Please return this comments form to:	planningpolicy@ipswich.gov.uk or Planning Policy Team Planning and Development Ipswich Borough Council Grafton House 15-17 Russell Road Ipswich IP1 2DE
Return by:	11.45pm Monday 2 nd March 2020
This form has two parts:	Part A – Personal details Part B – Your comment(s).

PART A PERSONAL DETAILS		
	1. Personal details	2. Agent's details (if applicable)
Title	Mr	
First name	Terry	
Last name	Forster	
Job title (<i>where relevant</i>)		
Organisation (<i>where relevant</i>)		
Address (Please include post code)		
E-mail		
Telephone No.		

PART B Comment(s) about the Ipswich Local Plan Final Draft Consultation

Your name or organisation (*and client if you are an agent*):

Please specify which document(s) and document part you are commenting upon.

Representations at this stage should only be made in relation to the legal compliance and the soundness of the Ipswich Local Plan Review Final Draft.

Document(s) and document part.	Comment(s) (expand the boxes if necessary and please ensure your name is included on any additional sheets.)
	Please see attached word document/letter

PART B CONTINUED – Comments about the Ipswich Local Plan Review Final Draft

Document(s) and document part	Comment(s) (expand the boxes if necessary and please ensure your name is included on any additional sheets.)

Please ensure that Part B of your form is attached to Part A and return both parts to the Council's Planning Policy Team by 11.45pm on Monday 2nd March 2020.

RECEIVING NOTIFICATION OF THE PROGRESS OF THE LOCAL PLAN

Would you like to be notified of the progress of the Ipswich Borough Council Local Plan Review at any of the following stages? Tick to confirm.

The submission of the Publication Draft Ipswich Local Plan Review to the Secretary of State for Communities and Local Government for independent examination. ✓ ☐

Publication of the Planning Inspector's Report on the Ipswich Local Plan Review. ✓ ☐

Adoption of the Ipswich Local Plan Review. ✓ ☐

3.2.2020

Planning Policy Team
Planning and Development
Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
IP1 2DE

OBJECTION to IP307 Prince of Wales Drive

18 two story dwellings and block of flats

Dear Mr/Mrs Case Officer

We live adjacent to the proposed development site and we are writing to ask that Ipswich Borough Council refuse this planning application from (Boyer, 15 De Grey Square, De grey Road, Colchester, Essex CO4 5YQ)

Herein are our comments and objections relating to this planning application:

1, Loss of privacy and overlooking

District Wide Local Plan, Policy states that new developments will be expected to provide a high standard of layout and design that ensures adequate privacy for the occupants of the building and of adjacent residential properties.

The end terrace will directly overlook our property; this will lead to a loss of privacy and will certainly impact on the peaceful enjoyment of our home and garden.

The proposed site of development is at such an angle that the primary amenity area of our garden, would be severely overlooked from the top rooms of the new development, resulting in a serious invasion of our privacy.

We believe that the proposed development is a direct contravention of the District Wide Local Plan. The design of the proposed development does not afford adequate privacy for the occupants of the building or of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of garden amenities. We would urge you to consider the responsibilities of the council under the Human Rights Act in particular Protocol 1, Article 1 which states that: a person has the right to peaceful enjoyment of all their

possessions which includes the home and other land. We believe that the proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property. Article 8 of the Human Rights Act states that: a person has the substantive right to respect for their private and family life.

The building will be visually overbearing, as all we will see is a two-story brick wall. It is an inappropriate design for this part of the road. Such a terrace building would be totally out of keeping with the neighbouring properties, which are mainly semi-detached houses and single storey bungalows.

2, Protection of valuable open space

District Wide Local Plan, It is important that development of vacant urban land should not involve the loss of valuable open space. Furthermore, sensitive planning control is necessary to ensure that the cumulative effects of redevelopment do not damage the character and amenity of established residential areas.

This is clearly an unacceptably high density and over development of an open site, especially as it involves loss of garden land and the open aspect of the neighbourhood. Lord Belstead in the 1960's wanted an open feel to the area, this new development will give us a feeling of being hemmed in.

3, Inadequate parking

Prince of Wales Drive is already a busy road, especially during the school runs; this additional concentration of traffic will cause traffic problems and create a safety hazard for other motorists.

District local plans have guidelines for how many car parking spaces are needed for example a 3 bed house (2 spaces, with access to a further unassigned space nearby). Looking at the plan, there is not enough spaces and therefore residents will seek parking in Aberdare Close, along Prince of Wales and Chatsworth Crescent.

There have been several accidents and near misses along Prince of Wales Drive when we park along it, not to mention the chaos and arguments we have had when parents pick up and drop off the children on the school runs. At times it is a real battle just to get our cars off our drives. I've been informed that the Police have been called several times because of rising tensions. We have examples where residents have suffered stress because of this. The old Co-op car park is a buffer and is used by teachers from the School.

4, Detrimental impact upon residential amenities

District Wide Local Plan, Policy states Proposals for development should be of good design and respect the character of the surroundings. Also where it would demonstrably harm the character or appearance of an area or amenities enjoyed by local residents.

The proposed development/visual impact of the development is out of character with the neighbourhood (we have a balance of bungalows and semi's) it is over-bearing, out-of-scale

or out of character in terms of its appearance compared with existing development in the vicinity.

The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners, a feeling of openness in and around the School area.

Building the properties so close to the bottom of our garden will have an adverse effect on the residential amenity of myself and neighbours because of additional noise, disturbance, overlooking, loss of current privacy, a feeling of overshadowing and loss of light.

5, Need to avoid Town cramming

The proposed dwellings would significantly alter the fabric of the area and amount to serious 'cramming' in what is an 'open area'. The site plans show very small rear gardens, and incredibly small, if any front gardens. This is totally out of character with the surrounding area. The proposal allows very little space for landscaping and we believe that it would lead to gross over-development of the site.

6, Non-compliance with Government guidance

Government Planning Policy States that: The Government is committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. A high level of protection should be given to most valued townscapes and landscapes, wildlife habitats and natural resources.

Government Planning Policy States on Housing that: A good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted. Local planners should encourage development that creates places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.

We believe the proposal contravenes this guidance as it is to the detriment of the quality, character and amenity value of the area, as outlined in the points above.

We invite you to visit our home to verify that these objections are valid.

Therefore, we ask that Ipswich Borough Council refuse this Planning Application and encourage Boyer to resubmit a plan in another location that will be less intrusive on neighbouring properties, and more sensitive to the character of this area.

Should you require any additional information, clarification of any comments made, or would like to arrange a visit to our home; please do not hesitate to contact us on

Yours Sincerely,
Terry Forster

