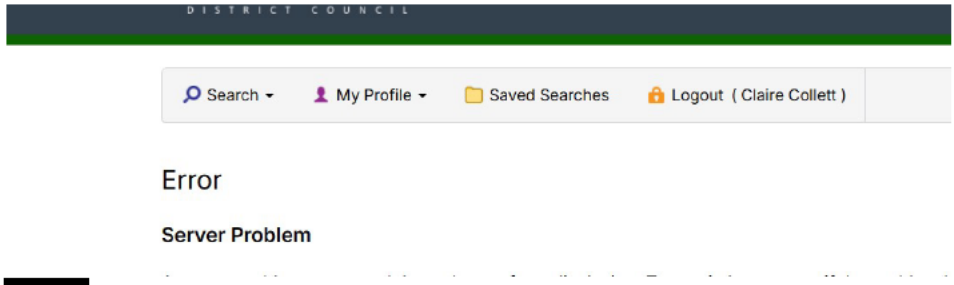
[redacted]

From: [redacted]
Sent: 09 November 2026 10:54
To: Control, Development (Planning)
Subject: FORMAL OBJECTION TO PLANNING APPLICATION – 1 Bernard Road Brampton - 26/01830/FUL

Categories: [redacted]



[redacted]

32 The Green, Brampton, Hunts, Cambs, PE284RQ

FORMAL OBJECTION TO PLANNING APPLICATION – 1 Bernard Road Brampton - 26/01830/FUL - PROPOSED TWO-STOREY DWELLING

I wish to strongly object to the proposed construction of a two-storey dwelling within the existing garden of the neighbouring property.

I have serious concerns that this proposal represents overdevelopment of an already restricted site and would have a significant and unacceptable impact on my home, garden, privacy and quality of life.

1. Overdevelopment and density of the site

The existing property has already benefited from a substantial rear extension. The addition of a separate two-storey dwelling within such a small garden represents excessive development and an unacceptable increase in the density of buildings on the site. The cumulative impact of the existing extension and proposed new dwelling must be considered, rather than viewing this application in isolation.

2. Loss of privacy and overlooking

The proposed building would be extremely close to my property and would directly overlook my kitchen, bedroom and garden. This would result in a significant and unacceptable loss of privacy. I would no longer be able to comfortably use my garden or patio area without feeling overlooked by neighbouring occupants. The impact on my private living spaces would be particularly intrusive.

3. Loss of light and overbearing impact

The height and proximity of the proposed two-storey building would cause significant overshadowing of my house and garden, reducing natural daylight and sunlight. It would also create an imposing and overbearing structure immediately alongside my property, fundamentally changing my outlook and the enjoyment of my home.

4. Noise and disturbance

The close proximity of an additional dwelling to my boundary and patio doors would inevitably introduce further noise and disturbance from everyday household activities, conversations, visitors and use of the garden. Given the limited space between the properties, this would be particularly intrusive.

5. Impact on the surrounding residential environment

The scale, height and positioning of the proposed building are inappropriate for the size and layout of the site. The development would compromise the existing spacing between properties and fail to respect the residential amenity of neighbouring residents.

I would also ask the Planning Officer to consider the distances between the proposed building and neighbouring boundaries, the positioning of first-floor windows, the potential for direct overlooking and whether an appropriate daylight and sunlight assessment has been undertaken.

Conclusion

I believe this proposal is an unacceptable overdevelopment of a very small garden, particularly given the substantial rear extension already in place. The combination of excessive building density, loss of privacy, overlooking, overshadowing, loss of natural light and additional noise would have a serious and lasting detrimental impact on my home and quality of life.

This is far more than simply a change to a neighbouring property; it would fundamentally alter my ability to enjoy my own home and garden.

I therefore strongly request that this planning application is **REFUSED**.