[redacted]

From: [redacted]
Sent: 02 May 2025 12:02
To: Control, Development (Planning)
Cc: [redacted]
Subject: comments regarding planning application 25/00633/FUL

Importance: High

Subject: Objection to Planning Application 25/00633/FUL - Land Adjacent to 14 Kingston Way

Dear Planning Department,

I am writing to formally object to the planning application 25/00633/FUL for the proposed development on the land adjacent to my property at 14 Kingston Way, Wistow, PE282QP. I have several significant concerns regarding this application, which I believe warrant serious consideration.

Firstly, the proposed building, as depicted in the plans, appears to be out of character with the surrounding conservation area. Its design and scale seem unsympathetic to the existing architectural style and threaten to detract from the overall aesthetic of the area.

Secondly, I believe the proposed building is excessively large for the plot it occupies. This overdevelopment could lead to issues with overlooking, loss of light for neighbouring properties, and an increased burden on local infrastructure.

Thirdly, I have a major concern relating to the proposed parking solution. The plans indicate that vehicles will need to reverse directly onto or off a busy road with very limited visibility in both directions. This arrangement presents a clear and significant danger to both motorists and pedestrians and has a high potential to cause accidents.

Fourthly, I have serious concerns regarding parking arrangements during the construction phase. We are already experiencing significant disruption from vehicles associated with the ongoing restoration work on the main residence of College Farm. Cars and vans are frequently parked on the pavement, completely obstructing access for residents, particularly those using wheelchairs or pushchairs. This demonstrates a clear lack of consideration for the needs of local residents.

Fifthly I have concerns extending to the health and safety aspects of the development and its potential impact on the local community. We have already experienced issues with airborne particles entering our garden from the ongoing work at College Farm. During sandblasting activities, no measures were taken to prevent waste and debris from being blown onto neighbouring properties. This lack of consideration for the health and well-being of residents is unacceptable.

In addition to the above, I have observed that a pond, which I believe to be a feature protected under the regulations governing properties within a conservation area, has been filled in on the development site to facilitate the building of the proposed property. I request that this be investigated to ensure compliance with conservation area guidelines.

Finally, I believe that any approval of this planning application should include a condition for the complete replacement of the dilapidated fence that runs along the rear boundary between College Farm and the properties in Kingston Way. This fence has been neglected for many years and its replacement is essential for the security neighbouring properties.

For the reasons outlined above, I strongly urge the Planning Department to refuse this planning application. I believe that the proposed development is detrimental to the character of the conservation area, represents an overdevelopment of the site, poses a significant safety risk with its parking arrangements, has already caused

disruption and health concerns for local residents, and potentially breaches conservation area regulations regarding the removal of the pond. The replacement of the boundary fence is also a necessary consideration.

Thank you for your time and consideration of my objections. I would appreciate being kept informed of the progress of this application.

Yours Sincerely,

[redacted]

14 Kingston Way
Wistow