

Lissa Rowan

From: [REDACTED]
Sent: 17 September 2019 15:16
To: Lissa Rowan
Subject: Fwd: Planning permission

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 17 September 2019 at 14:04:38 BST
To: [REDACTED]
Subject: Planning permission

Dear Ms Rowan

I am writing with regard to the Planning Application [19/00309/PPP](#) – Erect Replacement Dwellinghouse at Hillview, Garmouth Road, Lhanbryde, IV30 8PD.

I am the co-owner of number [REDACTED] along with [REDACTED] I have an issue with access to Hillview via the dirt lane between numbers 11 and [12 Walker's Crescent](#).

Whilst the applicant is correct in saying the lane was used by the previous occupant of Hillview, the frequency of use was limited as was the case with the occupants of numbers 11 and 12. All the previous users of the lane had small cars such as Fiat Pandas or a Peugeot 105 and did not use the lane on a daily basis.

The proposed dwelling at Hillview is a 3 bedroom family home with space for 2 family sized cars to park at the front of the property. Given the nature of modern family living, it is envisaged there would be multiple trips up and down the lane daily as part of normal day-to-day life. At the moment, the only use of the lane is by [REDACTED] a couple of times a month.

As you are aware, the lane is a dirt track which is badly affected by heavy rainfall with a lot of water and soil run off into the crescent below. This has resulted in soil erosion over the years which both [REDACTED] and [REDACTED] attempted to resolve by the application of soil and gravel to fill the ensuing holes at a cost to both of them. [REDACTED] did not contribute to the cost of this work or to the costs of maintaining and regularly trimming the hedges on either side of the lane.

[REDACTED] dug up and replanted the hedge bordering the lane further in to the garden at number 12 to broaden the lane to assist car access some years ago. This can be seen if viewed on site as the hedge is not yet mature, is at a lower height and more sparse than the other hedges bordering the number 12 property.

The gable end of our house butts up against the lane (there is no gap) and has suffered several scrapes over the years. The age of our house also means that there is no 'modern' foundation and the house has been subsiding over many years with the original building pulling away

from the extension housing the kitchen and bathroom. The area beneath the floorboards in the bedroom next to the lane is actually filled with sand. The subsidence we are currently experiencing is likely to worsen with increased lane activity.

As the last house in the Crescent, number 12 is also affected by the heavy traffic going up and down Garmouth Road which has also impacted on the stability of our house. The volume of traffic, which includes heavy lorries and plant equipment, was recognised with the introduction of double yellow lines by the council to ease the flow of traffic going up and down the road along with the introduction of two 'Give Way' points to slow traffic down. There was heavy congestion at peak times due to parked vehicles and the road is still very busy at all times of the day and night despite the yellow lines.

As part of the appeal review of the planning application, I would like to request a structural survey of number 12 so that a fair assessment can be made around the potential impact to the building infrastructure, with a particular focus on the subsidence, as a result of the proposed additional vehicle traffic in the lane.

The lane is used to store the various bins for numbers 11 and 12 as the Crescent isn't wide enough to accommodate these and still allow traffic through, including the bin lorry, on the days the bins are emptied. Outwith the bin emptying days, the various bins are stored at the back of the house which is the same for [REDACTED].

I am sympathetic to the applicants position and the circumstances surrounding the demolition of the previous dwelling and would suggest that consideration be given to the creation of a small off street parking area off Garmouth Road instead of the use of the lane for access.

This is something I am considering for the foot of our garden to create accessible off street parking in line with what many other properties in the Crescent have done. When in residence I park in Robertson Road across the street as my vehicle cannot navigate the Crescent and the tight turn into the lane as there is not enough room. I drive a Nissan Qashqai , a popular family car of similar size to many other cars that a modern family is likely to drive.

As such, I object to the use of the lane for car ingress and egress to the proposed dwelling. I have no objection to the dwelling itself. I believe there would be significant environmental damage as well as negatively impacting on the infrastructure of number 12 should this planning application be approved with main access via the dirt lane.

I should be grateful if you would consider my objections carefully and the request for an independent structural survey. I look forwarding to hearing from you in due course.

Kind regards
[REDACTED]
[REDACTED]

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