

BY E-MAIL

Miss Eleanor Farrant & Mr Shawn Winters
Covert View
Wratting Road
Haverhill
Suffolk
CB9 0DE

22nd February 2024

Mr Ed Fosker
Planning Department
St Edmundsbury Borough Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk, IP33 3YU

Ref. Planning application DC/23/1999/FUL
Land Rear of Beechwood and Albany House Hill Crescent Haverhill Suffolk

Dear Mr Fosker

We have been advised by a neighbour (who had seen an article in the Haverhill Echo) that a planning application has been made on the piece of land next to our house. It is disappointing that we were not notified in the correct and usual way (planning notice letter sent and displayed locally). We have however managed to review the application and would like to advise that we object to the plans that have been put forward. Our comments are as follows:

Overdevelopment of plot / Appearance of Wratting Road

There is a restrictive covenant on Covert View that restricts the placement of any 'House or Building' on the plot closer than 50ft to the road. We are also led to believe that this may also be the case on Albany House in Hill Crescent which also borders Wratting Road.

We appreciate that covenants are not taken into account when planning applications are reviewed, but we believe this covenant was originally put in place on all Wratting Road houses on the 'North side' of the road to ensure that the appearance of the road was consistent and added to the aesthetic appeal of the area which is one of the main routes into Haverhill.

Wratting Road is considered a desirable part of Haverhill to live, and we believe that the size, age and positioning of the properties, the large open frontage and lack of building in front gardens all play major parts in achieving this appeal.

It appears from the proposed dwelling plans that the left side of the terrace will be much closer to the road than any other building in this area and will therefore be at odds with the rest of the nearby properties. It is also angled strangely which is also not in keeping with other buildings.

Loss of amenity

Previous planning applications have been made on this land and have all been for one dwelling. By tripling this amount, this will also triple the level of noise, cars, deliveries etc. Given the proximity of the buildings and their back gardens to Covert View (Wratting Road), Sagittaria and Beechwood House (Hill Crescent) this could potentially lead to a loss of amenity and disturbance especially in the Summer.

Loss of privacy/Overlooking

The design proposed clearly shows that the rear of all three properties will overlook the gardens of both Covert View and Sagittaria resulting in loss of privacy. The original plan for a single dwelling would also have meant overlooking, but with less people/households there would be less impact.

We note that one of the silver birch trees from the land is proposed to be removed as part of the development which would remove part of the very limited screening that exists between the land and Hill Crescent gardens.

Regardless of what building is ultimately built on the land, we would assume that obscured glass would be stipulated for all first-floor windows at the rear and sides of any property?

Parking

We can see that the required level of parking has been allocated. However, one visitor space for 3 properties will probably not be enough. This could force people to park on Churchill Avenue and surrounding area which is not ideal for residents of that development.

Part of the appeal of Wratting Road properties is the open frontage, this is obviously used for parking, but this development proposes tightly packed parking for 7 cars which is not in keeping with the current street scene and would more resemble a car park.

The level of turning area and position of spaces also looks restrictive and would likely require each car to reverse park or not be able to turn in the area (especially spaces closest to the houses) leading to vehicles reversing out onto the A143 which could pose a danger. This will likely also happen with delivery vehicles when parking is full and space not available to turn around.

We assume that regardless of what building is erected that the driveway will have to be a permeable surface given the level of water that comes down the hill from Hill Crescent?

Local Haverhill housing plan

I believe Haverhill has met its housing quota and so are another 3, three-bedroom homes required when there are many available in the Persimmon, Redrow and other smaller developments? Would not another larger property be more appealing to the housing market and also benefit the overall Wratting Road street scene?

There has now been multiple planning application on this land, over many years, and for three types of property. Initially a bungalow which I do not believe had many objections, a large house which did receive objections given the effect on neighbours, and now 3 smaller houses which will likely receive more objections. We as direct neighbours were happy with a single dwelling but feel that building 3 houses is overdevelopment and will have a detrimental effect on both us and Wratting Road in general. The development of each planning application suggests that it is no longer about the suitability of the properties driving the proposals, but about the profitability, which is disappointing.

Yours sincerely,

Eleanor Farrant & Shawn Winters

