

**From:** Blake, Hannah <hannah.blake@westsuffolk.gov.uk>

**Sent:** 05 Jun 2025 02:07:26

**To:**

**Cc:**

**Subject:** FW: "Objection to planning application"

**Attachments:**

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**Sent:** 02 June 2025 11:57

**Subject:** FW: "Objection to planning application"

Dear Savannah Cobbold

Please find my objection to planing application DC/25/0761/FUL below

Regards  
Gemma Read  
52 Crowland Road

Objection to planning application  
DC/24/0727/FUL- 54 Crowland Road

To whom it may concern at the planning authority.

I am writing to formally object to the planning application for the construction of the new dwelling at 54 Crowland Road.

My reasons to oppose new dwelling submitted for planning approval are as below.

The parking situation on Crowland Road is already at full capacity, heavily congested and boarding on unbearable conditions and has got increasingly worse for the seven plus years we have been residing here.

The situation has been made worse of late due to a new collection of properties situated on the corner of the Downs Crescent turning, although the properties include additional parking areas this has subsequently exasperated the on street parking situation for the other residents trying to park in the surrounding area, as the removal of spaces to create the private driveway has further reduced on road parking for others.

I fear this would also be the case for the property in question, as the driveway (if permitted) would take up another additional 2-3 spaces away from other residents wanting to park.

I also hold concerns that the area the proposed drive would be could cause more hazards to occur for general road users due to the inadequate reduction in visibility.

In the seven plus years living at this address there has been increasing concern regarding the format of the road ie cars parked either side and two way traffic rushing up and down in haste, another driveway this far down the road could cause major incidents.

The proposed driveway would sit adjacent the bottle neck turning of Downs Crescent, meaning cars coming up and down, also from Downs Crescent pulling out and then potentially cars coming out from

proposed driveway could cause more congestion and hazards, especially for blue light services.  
I feel this should be thoroughly looked at and risk assessed.

Mr Robert Stockwell has stated in his covering letter to yourselves at planning that there are other examples on Crowland Road as to where they have done similar new two story dwellings that have been approved.

The property in question is set in a position much further back from the road, situated further up the road, in a safer position ie no turning adjacent and no double parked cars either side of the road to contend with, also said property is still standing half erected which suggests issues unforeseen.

The dwelling Mr Stockwell is proposing at 54 Crowland Road entails much more restrictive implications ie house much closer to the road and opposite the bottle neck turning of Downs Crescent making this a much more precarious situation for pedestrians/road users/emergency services.

My partner and I would also like to express concerns regarding our right of access, Mr Stockwell states in his covering letter that access to the rear of the property will be maintained through a passage between the existing house of number 54 and the new property. This means that if we have any large items that we need to take to the rear of our property we would have great difficulty doing so, this leads me to our next issue we have concern with regards to a large hot tub installed in our garden cabin and if we were to move and take this with us we would have no other option than to have this craned over the house to take it with us. The small passage would greatly impede access for large items in and out of the garden.

We have also been planning a small rear extension on the back of our property and these proposed plans would render this impossible to do these home improvements on our home due to the implications of access to the rear of the house for machinery, materials etc, a small passage would simply not suffice.

The positioning of said new dwelling would also greatly impede our sunlight situation in our back garden further reducing the amount of sunlight hours.

I am also concerned with the overdevelopment of the area and upsetting the general flow and character of the houses that have been settled here close to 100 years.

Other issues would be the actual construction of the property site being a logistical nightmare ie delivery of materials and removal of soil etc on an already busy and congested road.

Furthermore I am concerned over health issues regarding the dust and dirt ie air quality and the mess impacting on our property during construction.

Lastly I want to express my concern for the young family of number 54 Crowland Road who currently rent from Mr Stockwell as their very young children would practically be living on a building site.

Thank you for taking the time to read my objections on the matter,  
Kind regards  
Mr Owen Longley  
Miss Gemma Read

Sent from my iPhone

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