

CB/24/02687/FULL - Land North of No.1 Princess Close, Flitwick

Having viewed this planning application and following a site visit by one member of the Flitwick Town Council Planning Improvement Working Group (PIWG), I write to register our objection to the application. The grounds for objection include, but are not limited to;

- Loss of amenity. The land in question was clearly designed as a small piece of amenity land in a small, densely constructed residential close. To build on it would permanently remove the benefit of the open space.
- Access to light. The proposed construction will block all light access to one side of the property at no.1 Princess Close, and to the front of no.2 Princess Close. Additionally a 2 Storey construction will significantly degrade available light in the Close generally with the natural movement of the sun.
- Privacy of neighbouring properties. The proposed construction will enable overlook of properties at No 1 and No 2 Princess Close, as well as looking directly into properties on the opposite side of the Close. As previously stated, Princess Close is a relatively small, densely populated residential Close, and existing residents should not be subjected to further construction resulting in intrusion.
- The application contains a request for a 2 storey basement within the new property. We have no visibility of any Central Bedfordshire policy regarding basements, however this will present significant challenges with regards to drainage and keeping the new property free of damp, as well as risk to any existing underground utilities infrastructure, and the possibility of subsidence.

Other items for consideration

- Recently, Central Bedfordshire experienced record rainfall in a short period of time resulting in some local flooding. This weekend we have a new storm affecting large parts of the UK. Central Bedfordshire Council have agreed to review aspects of drainage in their area to protect residents from further loss and disruption. It is unclear exactly how the new proposed property will be drained, but caution should be exercised in building on open land which is currently capable of absorbing and attenuation of a considerable quantity of rainfall.
- Additional property (or properties) in Princess Close will increase vehicle movements within the Close itself and onto the local road infrastructure.
- The construction period for any new property will result in noise, disruption and restricted access for existing residents and visitors for an indeterminate period of time. However considerate constructors are, many residents will attest to how unpleasant and unwarranted this is.
- The proposed basement element of the property will require considerable removal of earth / spoil and this will likely require a considerable number of heavy vehicle movements.
- Additional property (or properties) in Princess Close will add to the density of residential occupation, which in our view is undesirable for that location.

- Additional property (or properties) on that particular corner will impede the visibility of drivers entering or leaving the Close. We acknowledge that drivers must be responsible for their actions, but we believe we should exercise caution with developments that reduce visibility, and therefore safety.
- It is regrettable to note that the amenity value of the plot has already been degraded by the removal of trees and shrubbery.