

Comments for Planning Application 0740/FUL/18

Application Summary

Application Number: 0740/FUL/18

Address: Land At 1-2 Blythfield Cottages Newpark Road Bellsquarry Livingston West Lothian EH54 9AF

Proposal: Erection of a house and garage including formation of an access and associated works

Case Officer: Matthew Watson

Customer Details

Name: Dr Steven and Anne Haigh

Address: 3-4 Blythfield Cottages Bellsquarry Livingston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the proposed plan on 5 counts

1. Erection of new building on garden land = change of use

The site proposed is designated garden land

2. Environmental+failure to apply planning application regulations

The proposed plan requires removal of many trees including mature chestnut trees in the applicants garden.

The plan does not demonstrate that there is a willow tree in the far right corner of the garden at 3/4 Blythfield Cottages, which forms part of the specification of our house. We oppose this tree being damaged and environmental grounds and on grounds of privacy as it acts as a shield between the industrial estate and our garden.

The planning application states that any trees and canopy spread must be marked with an indication if any are to be cut back or felled. No landscape survey has been submitted and no mandatory tree survey or indication of tree works has been carried out. The applicant has already started cutting trees back.

The many trees on the perimeter of the proposed plot are not shown on the application and the applicant has stated an intention to fell many of these.

Council regulations on plot coverage state the need to have 70:30 garden to building ratio. It is doubtful this is met. In Jill Lind's application of 15 May 0307/FUL/18 she stated that the applicant had spoken of taking access from the same drive as the proposed dwelling for a garage for his own use such that this area cannot be guaranteed to be any part of the new dwelling exclusively or be used for the garden ratio.

3. The driveway which provides the only access to our property

The access to the proposed site is via the driveway which is the only access to our neighbouring property at 3/4 Blythfield Cotts. The road and transport consultation states that access is from a private road. We have had sole use of this private road (our driveway) and wholly maintained it for the past 27 years (and the previous occupant since prior to 1986) and object to the use of the driveway to create access to a new property.

Use of our driveway to enable construction of a new building would significantly impact on us (and our privacy) and would threaten to block the only access to our house at times.

4. Privacy

See 2+3 above. A new driveway immediately behind our back garden would also reduce our privacy.

The mature trees along the perimeters were planted to form a visual amenity barrier/buffer between the industrial area and our houses.

5. Precedent

Planning permission was previously refused for 36 Newpark Road (0604/P/09) with very similar constraints. This proposed house is closer in proximity to residential housing and industrial units. Further detail may be seen in Neil Lind's objection to 0307/FUL/18 of 4 May 2018.