

3/4 Blythfield Cottages,
Bellsquarry,
Livingston,
EH54 9AF
07.12.18

Dear Ms Johnston,

Thank you for inviting us to respond to the Notice of Review concerning Application No 0740/FUL/18. We are pleased to hear that the Local Review Body will consider the comments we have previously submitted, as we do not believe that the attached Notice of Review negates any of those objections. We note that the agent (Ms Watson) states that there were 'a couple of objections', which is of course 100% of those with adjacent properties.

Ms Watson states that Mr and Mrs Crombie 'have no wish to move from a house that they have sympathetically restored and maintained..' yet Mr Crombie told us himself that he and his wife have always planned to sell the property with planning permission, and that they then intend to move in the near future. In other words, the application would largely impact on their neighbours and not themselves.

Ms Watson refers on several occasions to 1 and 2, and 3 and 4 Blythfield Cottages, to create the impression of a bigger complex. There are of course only 2 houses which are semi-detached. We are 3/4 Blythfield Cottages, and the Crombies are 1/2 Blythfield Cottages (though they have changed the name of their house to "Blythfield")

Ms Watson states that 'access would be provided via an existing garden access that is connected to Murieston Road by a private access road'. Please refer to our previous response regarding the driveway which provides the only access to our property. There has only been a useable garden access to Mr Crombie's property for approximately 3 years, since Mr Crombie installed a new gate and cleared the area behind our garden, which had for many years been used as his garden rubbish pile. This access has been used by Mr Crombie on no more than a handful of occasions in the last 27 years, throughout which time we have taken full responsibility for maintaining the private access road ie we have effectively had sole use. We agree with the Planner that any new house built on this site would not have true road frontage as the so called 'private access road' is not a road as such but is our driveway. Hence, we would also agree that the application is a backland development. The fact that the site can be 'wholly utilised without disruption to Newpark Road' simply emphasises that the siting and building of the applicant house would cause little or no disruption to the applicants but would be hugely disruptive to us.

With respect to the trees, whilst it is true that some are leylandii trees, they nevertheless form a valuable barrier which provides some privacy from the adjacent factories. There are also mature chestnut trees that would be destroyed, and we have referred previously to the willow tree at the right-hand corner of our garden, which still does not show on any plan, and which could well be damaged if these plans were to proceed.

With respect to our privacy, further to what has been stated before, we note that with each application/revision there is a movement of buildings ever closer to our property. The latest Notice of Review shows the double garage even closer to our back garden, with the access side of the garage now in direct view of the garden.

We note Ms Watson's invitation to the councillors to visit the site and we trust that if any such visit takes place you will properly consider the impact that the application would have on 3/4 Blythfield Cottages, and that you will uphold the previous decision to reject this application.

Yours sincerely,

Steve and Anne Haigh