

**From:** Vishal Luhana  
**Sent:** Wed Oct 09 22:16:20 2024  
**To:** Ewan Campbell; Planning  
**Subject:** FROGNAL LANE 2024/1122/P  
**Importance:** Normal

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Dear Ewan, planning team,

I am writing to formally object to the proposed development [reference number or address] that will directly impact my property, which is currently tenant-occupied. However, as we plan to move into the property in the near future, I must express our serious concerns regarding the adverse effects the development would have on both our home and the broader community.

The specific ways this development will negatively affect us are outlined below:

1. **1. .Significant Loss of Natural Light:**

According to the light assessment report, the reduction in natural light due to the proposed structure would exceed the BRE (Building Research Establishment) recommended standards by a considerable margin. This would have a profound effect on our daily living conditions, particularly with a young family, as natural light is essential for maintaining a healthy and comfortable living environment. Prolonged light deprivation could lead to both physical and mental health issues, and this is simply unacceptable.

2. **2. .Severe Overlooking and Privacy Intrusions:**

The proposed development includes designs that would allow direct overlooking into our property. This invasion of privacy would severely impact our ability to feel safe and comfortable within our own home. Both we and our tenants are extremely concerned about how this will affect our quality of life, as it compromises our right to privacy, a basic expectation for any homeowner or resident.

3. **3. .Detrimental Effect on Communal Spaces and Biodiversity:**

The development will cast permanent shadows over the communal garden space at Palace Court, which currently serves as an essential area for all residents. This loss of light will turn the garden into a barren, muddy pit, significantly affecting both the aesthetic and ecological value of the space. The absence of sunlight would stunt plant growth and destroy the garden's biodiversity, depriving residents of a healthy, green environment that enhances community wellbeing.

4. **4. .Potential for Structural Damage and Subsidence:**

Our building has a history of subsidence issues, and any additional construction nearby could further destabilize the foundation. This poses a significant risk to the structural integrity of the building, potentially endangering all residents. Any subsidence triggered

by the new development would not only incur financial burdens but also put lives at risk, raising concerns about the safety of all occupants in the area.

5. **5. .Negative Impact on Property Value and Tenancy:**

As property owners and prospective residents, we are concerned about the long-term devaluation of our property. The loss of light, privacy, and garden space would make the property far less attractive to future tenants or buyers. Additionally, our current tenants have expressed serious concerns about the deteriorating living conditions should the development proceed, potentially forcing them to vacate the premises prematurely, leaving us with financial instability.

6. **6. .Traffic, Noise, and Disruption During and After Construction:**

Large-scale construction brings inevitable noise pollution, dust, and an increase in local traffic. This will create significant disruption for not only us but also for all the residents in the vicinity. Post-construction, the influx of new residents will increase pressure on local infrastructure, such as parking and public transportation, making the area far less livable for existing residents.

7. **7. .Mental Health and Wellbeing of the Community:**

The combined impact of light loss, privacy invasion, and structural risks would undoubtedly take a toll on the mental wellbeing of the residents, particularly families with young children and the elderly. Creating such an oppressive environment could lead to stress, anxiety, and other mental health challenges, particularly with limited access to green and well-lit communal spaces.

Given the significant impact on light, privacy, structural integrity, and community wellbeing, we urge you to reject the current proposal. These concerns reflect not only the interest of individual property owners but also the broader interest of the community as a whole. We would welcome further consultation or engagement to discuss these points and any possible revisions to the development that could mitigate these critical concerns.

Thank you  
Vishal Luhana