

Dear Ben La Mare,

Re Application Ref: 2013/7338/P

Regardless of the recent minor changes to the proposed building at the Willingham Terraces garages site, I remain strongly opposed to it due to the issues of height, bulk, overcrowding, overlooking of neighbours, poor design that is out of keeping with the neighbourhood, increased noise and traffic levels, wholly inadequate consideration of the detrimental impact on neighbours.

For six months of the year, the only direct sunlight my flat receives is at the rear. The proposed three-storey building is directly in line with the arc of the winter sun, and will not only block out the small amounts of mid to late afternoon sun residents in Leighton Crescent and Leighton Grove currently receive, it will significantly reduce the levels of light reaching many flats and gardens, thereby diminishing the quality of life in general. These same residents are already living with the issues of overlooking and reduced light thanks to the recent development at 80 Falkland Road.

The new flats will directly overlook my flat and garden, and those of my neighbours.

The proposed building is far too close to existing residents, particularly those in Leighton Grove, and will overlook and overshadow them.

A three-storey building of 18 flats is far too big and too ambitious for such a small and sensitive site.

The plans are poor-quality and designed to make maximum profit. They are totally out of character with the area, and insensitive to the quality of life currently enjoyed by existing residents.

The plans are completely inappropriate for such a small site. Why doesn't the council consider alternative, less intrusive plans that will bring long-term benefit to the neighbourhood, rather than short-term gain to the council and the developers? Existing residents deserve better.

The addition of 18 flats, and presumably at least twice the number of new residents, in an already densely populated area, will cause unwelcome and potentially unhealthy levels of noise and congestion. Local services are strained to breaking point as it is.

Many residents in neighbouring streets have still not been consulted at all about the plans, some only belatedly so. How can the council claim to make fair and just decisions in planning matters when it blatantly fails to include so many in the consultation process?

The building work – and the finished building - will cause unacceptable levels of noise, congestion, inconvenience to existing residents and strain on local services.

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