

From: [David Richardson](#)
To: [Planning Comments \(SMDC\)](#)
Subject: SMD/2024/0183
Date: 07 May 2024 13:43:10

I would like to raise the following comments in respect of the above planning application:

- Land is greenbelt and there is no need for additional residencies as there are existing properties for sale in the village of Caverswall including one on the existing Cookshill Hall development
- Land is not fill-in as to the North are open fields
- Area used by wildlife (last year family of ducks used land) as safe haven between properties
- Existing dwellings on the Cookshill Hall development were built on the footings of existing buildings (barns & sheds)
- New dwelling would impact on privacy of Egerton Rise as directly opposite and on the plans sited close to access road.
- Access road to Cookshill Hall development is via single track unmade road. There are no provisions to turn around or park vehicles other than on existing driveways and currently delivery drivers and visitors use these and have caused damage to existing property driveways.
- Existing access road would incur additional damage from construction vehicles and then potential number of new resident's vehicles use of access road
- If vehicles were parked on the access road it would impact on access for residents, service and emergency service vehicles
- Increased noise levels as access road is unmade so all vehicles are heard, so additional property would increase noise levels for existing residents
- Proposed dwelling application doesn't state number of bedrooms
- There would be reduced levels of natural light for Egerton Rise as front of this property faces west and in the afternoons/evenings proposed new dwelling would reduce sunlight

Thank you for considering the points raised above relating to the proposed erection of a self build dwelling on Cookshill Hall.

Kind regards

Mr David Richardson.