

**From:** [REDACTED]  
**Sent:** 29 January 2025 12:08  
**To:** planninginfo  
**Subject:** Re: Objection to Planning Application [DM/24/2696]

I am writing to formally object to the planning application referenced above, which concerns the proposed conversion .

My objection covers Environmental , Privacy and Traffic issues following consultations with a soil expert and AI.

After reviewing the application and considering the potential impact on the local community, I have significant concerns about the proposed development.

**Grounds for Objection:**

**1. Environmental Impact**

12 Southway has a known and documented history of subsidence. With numerous properties in close proximity to 12 Southway it is imperative that a detailed geological survey is carried out to assess the wider implications of this proposal.

Subsidence can have a significant impact on nearby properties, primarily due to the ground beneath them sinking or shifting. Here are the main effects:

1. **Structural Damage:** As the ground shifts, it can cause uneven settling of foundations, leading to cracks in walls, ceilings, and floors. Over time, this can lead to more severe structural issues such as tilting or collapsing parts of the building.
2. **Foundation Instability:** Subsidence can weaken the foundations of nearby properties, making them more vulnerable to further movement. This can result in extensive and expensive repairs.
3. **Alignment Issues:** Windows and doors may become misaligned due to the shifting ground, making them difficult to open or close. In some cases, this could also lead to water ingress or air leaks.
4. **Decreased Property Value:** Properties affected by subsidence or located near areas with subsidence risk often see a decrease in market value. Potential buyers may be deterred by the possibility of future damage or increased repair costs.

5. **Insurance Challenges:** Homeowners in subsidence-prone areas may face higher premiums, or in some cases, have difficulty obtaining insurance coverage for damage caused by subsidence.
6. **Disruption to Utilities and Infrastructure:** In some cases, subsidence can also affect nearby roads, sewer lines, or utilities, potentially leading to costly repairs and inconvenience.

Overall, subsidence can create both immediate and long-term challenges for property owners, from structural issues to financial and insurance concerns.

Climate change will continue to have a negative impact on the environment , and given previous subsidence issues at this property , the proposal needs extensive geological investigation by experts, as potential issues could well impact nearby surrounding properties . Therefore , it is essential this geological survey is undertaken.

Climate change is well documented by leading organisations.

[https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/weather/learn-about/weather/regional-climates/southern-england\\_-climate-met-office.pdf](https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/weather/learn-about/weather/regional-climates/southern-england_-climate-met-office.pdf).

<https://www.bbc.co.uk/news/resources/idt-d6338d9f-8789-4bc2-b6d7-3691c0e7d138>

## 2. Loss of Privacy and Amenity

The proposed development would directly affect the privacy and amenity of nearby residents, including myself. The height, position, and layout of the development would result in significant overlooking of my property, causing a substantial loss of privacy and reducing the quality of life for me and my family. My property will suffer from a significant overbearing impact , and loss of outlook.

## 3. Increased Traffic and Safety Concerns

The proposed development is likely to lead to an increase in traffic in an already congested area.

I respectfully request that the planning application be rejected based on the above concerns. I believe that the proposed development would have a negative impact on both the local community and the environment. I urge the planning department to reconsider the application and ensure that any new developments are carefully planned to benefit all local residents.

Thank you for taking my concerns into consideration. I look forward to hearing from you.

Yours faithfully,

[Redacted Signature]

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