

Comments for Planning Application P/18/0384/PPP

Application Summary

Application Number: P/18/0384/PPP

Address: Land To The East Of 39 Braefoot Road Braefoot Road Bo'ness

Proposal: Erection of dwellinghouse

Case Officer: David Paterson

Customer Details

Name: Mr Murray Henderson

Address: 21 Charles Snedden Ave Bo'ness

Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this proposed planning development on the following basis.

1. Loss of current informal access for neighbouring developments.

The plot lies on the only access point between the Miller Homes at Kinglass and the Robertson Homes at Braefoot Road where residents currently have statutory right of access. To walk from Charles Snedden Avenue to Braefoot Road, residents (including children) would have to leave via Ward Kirkby Drive, crossing the busy Borrowstoun Road twice, in the absence of a pavement adjacent to Gauze Road. This journey is currently around 100m but would become around 1km and would increase the risk for children visiting friends and neighbours.

2. Loss of the possibility of formal access.

Loss of this land would make formal access (e.g. the provision of a path) impossible, including for the disabled. The Miller development currently does not meet the requirements of national and local access guidance relating to access.

3. Overlooking other properties.

Due to the elevated position of the plot, the house would potentially overlook the back gardens on the south and west edges of the Miller development, and the west edge of the Robertson Homes development leading to a lack of privacy for residents. Dozens of homes would be affected.

4. Presence of mineshafts

Mineshafts on the land will require significant stabilisation/civils work. This would be prolonged, difficult and disruptive to neighbours in the vicinity.