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16 MAR 2026

**100 Akeferry Road, Graizelound  
Doncaster  
North Lincolnshire DN9 2NF**



Development Management Team  
North Lincolnshire Council  
Church Square House  
30-40 High Street  
Scunthorpe  
DN15 6NL

12 March 2026

Dear Sirs

**Planning Application No: PA/2025/875 – Amended Documents**

We would refer you to our previous letters dated 20 August 2025 and 16 January 2026, by which we raised objections to the original Application for planning permission to build two dwellings on land adjacent to our bungalow.

The Application has again been submitted with what are referred to as Amended Documents but in fact, of the three 'amended' documents submitted, Plot 1 Elevations and Plot 1 Plans appear to be identical to those submitted with the original Application. The third document, Proposed Site Plan, is also the same with the addition of three measurements purporting to show distances between Plot 2 and 108 Akeferry Road, between Plots 2 and 1, and between Plot 1 and 100 Akeferry Road.

In the case of the gap between Plot 1 and the boundary of our property, 100 Akeferry Road, the Applicant quotes the distance as 1.8 metres, however on plan, it still measures half a metre. We therefore remain dubious about the Applicant's measurements and their attempt to justify a bigger gap between Plot 1 and the boundary of our property.

Having said all that, even a gap of 1.8 metres is inadequate and we object to the proximity of the development to our boundary and in addition, we state for the record, the fundamental reasons for our objections to this Application, which have not changed:

- The site is being over-developed and it is too small to accommodate two detached dwellings of the size and type proposed;
- Development would result in a house of two storeys being constructed at the side of our bungalow with the side wall of the property being too close to our boundary;
- There will be a resultant loss of privacy and living conditions as a consequence of a two storey dwelling being built on the land next to us and a house next to our bungalow will create an overbearing presence. We will be overlooked directly from the side of the house, and our back garden and those of our neighbours will be overlooked from the rear of the house so taking away privacy and affecting our living conditions;

- By building a house, this is not in character with the existing line of bungalows on our side of Akeferry Road, something to which the Council appears to have attached importance in the past. Moreover, the proposed development is not in keeping with other properties on Akeferry Road, which occupy reasonable sized plots with adequate space around them.
- There is a serious risk of flooding in the area and as we highlighted in our letter of 16 January 2026, the Applicant's convoluted and complicated Drainage Strategy, which relies on a ditch at the rear of the site as a soakaway, fails to address the issues. The Applicant seems to have been more concerned with floor levels for the houses proposed to be built than the effects on the area in general and on their neighbours.

We believe that any development on this site should blend in well with the rest of Akeferry Road and should not impact on our property. The Amended Documents now submitted give us no cause for confidence and we ask again that Planning Permission be refused.

Yours faithfully

