

Dear Planning Team,

Thank you for consulting us for comments on the above application.

The application seeks a change of use from a single residential dwelling to a therapy room linked to an existing Jubilee School. I note that there will be no major changes to the external and internal layout and that the therapy room will operate during unsocial hours. We have no objections to the proposed change of use in principle. Our main concern is the fact that the existing property is situated in a well establish residential area and changing that use to a scheme that is commercial in nature and operating outside of normal hours is likely to harm the amenity of the other existing residents. The late hours movements, car doors, comings and goings and behavioural noise could potentially give rise to complaints in such area.

The applicant needs to provide further information as to how they wish to manage the effect of noise in such a very noise sensitive area. The design and access statement made no reference to this fundamental material consideration that must be considered fully prior to the determination the application. There needs to be a high degree of certainty that this proposal doesn't harm the neighbours. It is noted that the building provides a perfect acoustic screening of noise emanating from the school. Therefore, converting the property to an extension of the school will potentially result in an increase in acoustic climate along the other houses along Jubilee Road.

We will be happy to review this consultation response subject to further information provided by the applicant quantifying the expected level of noise and proposed mitigation measures. This will enable us to assess the application better and make any necessary recommendations (if required).

I hope this helps.

Regards

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