

Richard

I note a letter of objection has been received on behalf of the adjacent care home to this application.

Mr Knott acknowledges the previous permission on this site for an identical scheme right at the end of this letter. Although this has lapsed we contend it is a material consideration. We are further of the opinion that there has been no significant change in circumstances, either physically or in policy terms, to warrant a rejection of this scheme.

As pointed out in our planning statement the site now occupied by the care home was previously occupied by a school, which arguably is a more sensitive use.

There are many examples of care homes across the Borough within residential areas where no significant conflict arises.

In submitting the proposal the applicant has had regard to the proximity of the adjacent windows and to this end we propose that the drive to the bungalow be hard surfaced and additional fencing provided to the boundary to minimise any disturbance. You may wish to consider imposing conditions regarding details of the boundary treatment and the nature of any hard surfacing.

As you will see access to the pair of semi-detached houses is directly off Silvester Road so will have no impact on the care home. Based on average traffic movements the bungalow would be anticipated to generate 6 vehicular movements per day, the majority would be associated with occupiers going to and from work, so for most of the day there would be no disturbance.

It is noted that when the care home was designed and built the previous permission was still valid and the developers of the care home would have taken this into account. The issues now raised were clearly not of concern to them at that time.

If it is considered notwithstanding the above measures, that the driveway is an issue it may be possible to reverse the scheme so that the driveway is adjacent to No 59 Silvester Road.

Please do not hesitate to contact me should you wish to discuss any matters.

Keith Oliver
The Town Planning Experts

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