

Submission Aug 24th 2013

Dear Mrs Haywood,

Re. Planning Application APP\13\0765 Merok House Nursing Home, New Brighton Road

My apologies for writing to you, I would normally have preferred a face to face meeting, but unfortunately this is not possible as I am unable to return to England at the present time.

Further to our telephone discussions I would confirm that we have viewed the latest plans you forwarded to us and have the following main concerns regarding the proposed developments at Merok House.

1. All the recent changes have effectively produced an approx 6.5 m high two storey building along the whole of our boundary, running from the garage at the front of our property right through to the end of our garden at the rear. This despite the concern from Planning quoted in the Design and Access Statement of 18th March 2013 regarding the massing of the extension and its affect on properties in Silvertrees.

We are grateful that the Architects have been asked to amend the drawings to more accurately show the location of our property relative to Merok House, but sadly these confirm that this full 6.5 m height will now extend substantially beyond the rear building line of our property and across almost the whole of our garden boundary. Whilst we cannot seriously object to such a high structure within the building line of our property, the extension of the high roof beyond the rear of our house will overwhelm our property and cause direct loss of sunlight, particularly in the winter months. The lower 5.2 m single storey part of the extension really only benefits No 8 Silvertrees.

Whilst we appreciate the request by Merok House to have 30 rooms, is there not some way that this can be achieved with only a single storey extension beyond the rear building line of our property?

2. For at least 3 months of the year, this proposed 6.5 m high building will completely block any Southerly sunlight to our Kitchen, Garden Sun Room (used throughout the year) and Dining Room (and hence indirectly to our Sitting Room via the borrowed light from the fully glazed doors to the Dining Room). This extensive shadow is shown clearly on the sunlight drawings supplied by the architects.
3. The proposal is to have quite a number of new ground floor bedrooms, four of these will be within 2.5m of our living accommodation (Kitchen, Study and Garden Sun Room). Having so many bedrooms in such close proximity gives us real concerns as to possible disturbance to ourselves from night lights, radios and\or televisions. Equally, there will also be loss of privacy

for the future residents themselves in Merok House, being fully overlooked by our property.

4. We certainly appreciate the plan to move the existing Kitchen and feel that this will be of positive benefit particularly to our property (No 9 Silvertrees) and also to No 8 Silvertrees. Noise, smells and nuisance levels from the existing kitchen have been high at certain times in the past, particularly when Management of the premises has been poor.
5. We would also be very interested to hear your reply to our earlier question as to whether the Planning Department is prepared to place certain caveats on any planning approvals given regarding nuisance from any undue noise, cooking odours and light pollution emanating from Merok House. Silvertrees is a quiet residential area and residents should be entitled to the ongoing tranquil and quiet enjoyment of their homes, regardless of who owns and runs the Merok House business.
6. In conclusion, whilst we appreciate the need for modernization and extension of Merok House, we would urge that this be done in such a way as to minimize the impact and adverse affects to both our own home, and to all other residents of Silvertrees and the surrounds. Merok House is after all a continuous 24\7 business in the middle of an otherwise quiet residential area.

We understand that you are planning a site visit to Merok House during the coming week to assess for yourself the impact of the proposed extensions and would be grateful for your feedback and comments on the above prior to our formal submission.

With regards,

Ron and Val Burch