

Submission Sept 3rd 2013 (ver 3)

Dear Mrs Haywood,

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

Further to our telephone and e mail 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. The current Plans show 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 (See Appendix D, and H) that this full 6.5 m height will 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 wall 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.

(Addendum. We have yesterday, 2nd Sept 2013, been provided with a further drawing entitled "Option for reducing roof to NE fire escape PLANNING", but this drawing does not at present appear as part of the Planning Application documents. As this change would reduce to some degree the impact and loss of light to our property, we would like some assurance that it will be included in the final presentation to the Planning Committee.

Additionally that a recommendation is included requiring some form of landscaping in the form of trees or shrubs planted along the boundary with our garden, to soften the impact of the new extension .)

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. *(Addendum. New Sunlight Projections needed for evaluation if reduced fire escape option to be ratified, see Item 1 above)*

3. The new plans show four ground floor bedrooms all within 2.5m to 4 m of our living accommodation (Kitchen, Study, Garden Sun Room and two bedrooms). Having Merok House's bedrooms in such close proximity gives us real concerns as to possible disturbance to ourselves from night lights, emergency bells, radios and/or televisions and disturbed residents.

We are surprised that Planning would agree to the siting of bedrooms so close to the living accommodation of an adjoining property. The residents in these North facing bedrooms will be looking directly onto a brick wall and will be fully overlooked by our property.

We note from the Brief for the Planning Committee that the Planners admit that there is potential for some noise and disturbance to us from these bedrooms, "but this is considered to be offset by the relocation of the kitchen and laundry". As this is a major redevelopment of the Merok site, it would surely be sensible both from the owner's point of view and ours, to ensure that one nuisance is not replaced by another. To prevent the introduction of a potential new nuisance would it not be more sensible at this stage to consider the use of this area for less intrusive purposes? ie storage of laundry, office for manager etc.

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 are grateful that 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.

With regards,

Ron and Val Burch
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