

PLANNING REF : 242543
PROPERTY ADDRESS : 81 Clares Green Road
: Please Select...
: RG71DU
SUBMITTED BY : Mr Mark Matthews
DATE SUBMITTED : 29/10/2024

COMMENTS:

Whilst we recognise there is a need for residential accommodation for vulnerable groups which is supported by local policy TB09 and the NPPF we do object to the proposed scheme and do not feel that this is a suitable location for a 24 hour care home potentially 7 days a week although this isn't specified.

Clares Green Road is a quiet residential area with limited on street parking that has been pushed to capacity within recent years and has lead to dangerous parking at times. The planning statement reports staff will use public transport or car pooling to commute to work however this is unenforceable. This would only account for a small proportion of people attending the site and does not account for additional services attending the site; i.e. Key workers, social workers and SEN officers etc. Furthermore, this does not account for young adults within their care that may own a car.

Whilst we do understand the driveway is an existing arrangement the parking plan submitted does not appear to be realistic and allow for manouvering. This could increase noise from vehicle movements when there are changeovers between staff and visitors.

The planning statement is unclear on the number of staff employed, ranging from 3-4 which could have implications on the number of children on site at any one time. With a ratio of 1 worker to 2 children this could mean up to 8 children leading to increased noise and activity which will impact the use and enjoyment of our private garden.

It is also worth noting there are discrepancies between the shift patterns in the documents submitted and could mean workers arriving from as early as 7:00 to get ready for their shift and changeover and would have a greater impact at the weekend.

As per the reasons listed above, we object to the change of use from a residential dwelling to a small children's care home.

Kind regards

Mr and Mrs Matthews.