

PLANNING REF : 250644
PROPERTY ADDRESS : Robin Hood Lane
:
: RG41 5NQ
SUBMITTED BY : Ms Cecilia Blanche
DATE SUBMITTED : 15/04/2025

COMMENTS:

We are commenting as the immediate neighbours to this property so as such we are likely to be most affected by the proposed changes. We do wish to express our key concern which relates to the use of the private lane for access to the property. By way of background the lane in question is narrow, not properly metalled and serves simply as an access road for the five properties that sit on it.

Completely unrelated to Mrs Ubair's application, access to, and egress from the lane has been regularly restricted over the past 12 months because of building work at No 48 Robin Hood Lane. We live in hope that these obstructions will end shortly but obviously we would be concerned that parents/carers using the nursery also regularly park in the lane

causing further obstructions to residents as well as service or emergency vehicles and that such obstructions would become a permanent feature. Attempts to reverse out on the main road, which can get very busy during peak periods, can also prove hazardous. We have already shared our concerns with Mrs Ubair and we are pleased that these were taken on board and it is clear that the current plans seek to encourage parents/carers to park on the property rather than the lane and to facilitate the necessary manoeuvres so that they can then exit onto the main road safely. We hope that these changes are successful in achieving their objective. We note that the updated

proposal seeks approval for up to 10 children (vehicles?). We do recognise the value to the wider community that the nursery will bring but as we would potentially be impacted by a further increase in

traffic we would appreciate it if we were informally consulted on how successful the proposed parking solution is working in practice before numbers were permanently increased. Aside from the foregoing concerns, we have no objections to the change of use or additional outbuilding per se.