

# **Consultee Comments for Planning Application**

## **DC/24/0123/FUL**

### **Application Summary**

Application Number: DC/24/0123/FUL

Address: Airedale 26 Hamlet Road Haverhill Suffolk CB9 8EH

Proposal: Planning Application - change of use of dwelling (class C3) into children's care home (class C2)

Case Officer: Gregory McGarr

### **Consultee Details**

Name: Mrs Vicky Phillips

Address: Haverhill Arts Centre, High Street, Haverhill, Suffolk CB9 8AR

Email: Not Available

On Behalf Of: Parish Council

### **Comments**

OBJECT:

Haverhill councillors support the provision of childrens homes in Haverhill but the proposal for this property is unsuitable for a number of reasons:

- 1) Hamlet Road is a residential road in a Conservation Area and is over-saturated with other commercial properties, all in converted houses, so all compromises to some extent. There comes a point when a line has to be drawn as a limit to development.
- 2) Lack of appropriate outside amenity space. Drawing PA103 shows the rear garden given over entirely for car parking. This leaves only the front garden as amenity space, and it will therefore need to be used as if it was a back garden. This narrow garden slopes towards the busy road, has low fencing all around and a low iron gate. It provides no security, no privacy and is unsuitable for children to play in, or relax outdoors, or for other back-garden activities such as hanging out of washing. Whilst there may be sufficient quantum of amenity space, some qualitative judgement is expected as to the suitability of it, or any credible potential to turn it into a secure space. It clearly is not possible to put tall fencing and a secure gate in place as this would hugely detract from the street scene in a conservation area.
- 3) Access to the property is via 8 steps and a slope at the front, or along a privately-maintained access lane. This is an issue for wheelchair users and other less-ambulant visitors, which would not necessarily be an issue for a single household but for C2 some consideration towards disabled access is appropriate.
- 4) Car parking is limited to 4 spaces, but manoeuvring on-site is very restricted with PA103 showing car 4 blocking in the first 3 cars. This indicates that staff will need to wait on the single-track service road and swap multiple cars at each shift change, with no turning space so reversing in and out on and off the service road will be a frequent occurrence and considerable nuisance and potential danger to other users of this service road.

5) Drawing PA103 shows an illuminated cycle store far forward of the building line in the front garden, which would normally be challenged as an inappropriate structure in a front garden, but is certainly incompatible with protecting a conservation area. The conservation officer should be asked to comment on this aspect of the proposal, and whether a washing line or rotary dryer is within the range of expectations for the front garden of a property in a conservation area.

6) Comparisons might be drawn by the applicant for this proposal and the use/impact of any large household moving into this property. However, if there was no difference, change of use class to C2 wouldnt be required. The defacto material difference that properties being considered for use as homes for looked-after children should be subject to greater scrutiny as to their suitability is acknowledged in planning law and cannot be discounted.