

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

Customer Details

Name: Mr Tim Murgatroyd

Address: 28 Hamlet Road, Haverhill, Suffolk CB9 8EH

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Other
- Parking issues
- Plan queries
- Residential Amenity
- Traffic or Highways

Comment: I object to the amended rear garden plan as none of the major issues have been addressed or changed.

To fit two cars behind two cars, the driveway will have to be widened to over half the width of the plot to approx. 22 feet (about the width of 2 average sized cars with room for opening doors). There is only one electric charging point in the bottom left corner. This causes a problem if a non-electric car is in that position and an electric car needs a charge, this will result in extra movements both within and out on to the back lane to facilitate.

It looks likely that this site will also be used as an overspill car park for the home at No 40 who were only granted 2 parking spaces which already we can see are insufficient and would cause increased traffic flow along our private back lane.

Another issue is the relocation of the rear gates. The current gap for the new pair of gates is 20 feet wide. There is no mention of what type of gates are to be installed but even if you allow for 6-8inch wooden posts, each gate will have to be over 9 feet wide!

With the newly positioned gates swinging into the driveway, it is doubtful the gates will be able to either open fully or be closed properly as you will have the wide gates eating into the driveway. I also question the accuracy of the measurements as these were not taken by a surveyor, but were taken by an Area Camden maintenance/trade person with a standard tape measure.

It is not clear what will happen to the small area of 30 feet long x 15 feet wide at the side of the driveway but this would be woefully inadequate to be considered as an amenity space for the children, particularly next to parked cars.

Please refer to the Application Correspondence 02/04/24 on the planning website from Ashtons Legal, Amy Richardson Planning Law Specialist. Who states that the application does not comply with the Councils Local Plan and that there are several material considerations justifying the refusal of the application.