

**From:**  
**To:** [Planning](#)  
**Subject:** Application 6/2018/3292/MAJ 41 Broadwater Road  
**Date:** 08 February 2019 11:04:39

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Dear Madam,

Re: Application 6/2018/3292/MAJ 41 Broadwater Road.

My Name is \_\_\_\_\_ and I live at 17 Birkin Court.

When I initially came to view the property, I was told by the developers that the vacant plot adjacent to it had planning permission for a Care Home and that my lounge, bedrooms and terrace on first floor, would overlook the garden of the care Home. This sounded very attractive.

However, the newly submitted plans, are completely different. Not only is it much larger, but instead of a garden, I will now be overlooking a carpark, service entrance, refuse store, main entrance, kitchen and four storeys of rooms and terraces. Is there a need for such a large Care Home? Quite a number have been built recently and there is the problem of recruiting staff. A smaller one might be better suited to present conditions.

The cars are parked right up to my fence, with no screening for noise and pollution and my safety. Refuse lorries, vans, ambulances and staff cars will be driving constantly in and out. Large refuse lorries will have to back out, this will only be possible if car parking spaces are left clear. I am also worried about the noise of extractor fans and possible odours. The four storey building is only 24 metres from my house and will have an impact on the light and sunlight, also there will be an impact with street lighting.

There are only 33 car parking spaces, which for a Home this size is most inadequate, There will be Admin staff, care staff, catering staff, cleaning staff, maintenance staff, and of course visitors. The extra cars will put pressure on surrounding roads..

Looking at the footprint of the original plans, apart from the fact that the front wing, comes very close indeed to the Birkin Court plots, which should be made smaller, it makes a lot more sense. All the parking is at the front, with all the offices, main entrance, kitchen, refuse store service entrance etc at the front as well. The noise from the cars, kitchen extractor etc will be absorbed by the noise of the traffic on the road, which is quite heavy, day and night.

I expect there is an In and Out from and onto Broadwater Road, which seems a safer option.

The garden is also bigger and safer, thus giving the residents a more pleasant space to sit in or have a little wander about.

I do hope the new plans will be refused and the architects go back to the original plan, with the proviso that there is more space between Birkin Court and the front of the building, which at the moment is too near the fence, and is overpowering with loss of privacy for those adjacent to it.

If however the plans are passed, there should at least be screening with shrubs and small trees along the fence for safety reasons (or a metal fence), and to absorb some of the noise and pollution.

Yours sincerely