



An almost identical application has been submitted previously and denied. The only change to the previous application is a reduction from a facility for 4 children to 3 children. The application also states that this would not be a change of use of the property. This is clearly incorrect. This is a residential house and there are many concerns about the negative effect the establishment of such a business would have on the character of the area which consists entirely of well established, privately owned, residential properties. Anything other than a residential property is not in keeping with the other properties in the neighbourhood. This property has recently been renovated and the application even states that it is a "normal ... residential home set back on a normal street". Therefore this indicates the property is intended as a single dwelling house. The application does not include information about the physical changes that would need to be made to meet health and safety regulations for its residents. In general the application is vague and lacking in essential details regarding the impact in the change of use.

The previous application was denied for reasons that included the presence of the number of staff who are required to run such an institute, did indicate a material change to the use of the property. The reduction by one in the number of residents of the property would have little effect on the number of staff required and all the concerns expressed regarding traffic disruption, parking issues, service vehicle access, an increase in vehicle activity and the general disruption the establishment of this business would cause are all still valid. Also, if a change of use is granted it would set a precedent to allow further changes in the future.

The unsuitability of not only the building but also the area is also an issue. The application states that the property has "ample grounds". This is not the case. There is some outdoor space at the rear of the property, but it is limited. The property is in an area that does not have any child friendly amenities and play areas/parks are a distance away. This is a quiet, residential area with a high percentage of elderly residents. There are many concerns about the impact there would be on the safety/wellbeing of residents. Since there are no details provided by the applicant to the contrary, there is an assumption that the children living in the care home could be teenagers, possibly with issues that would lead to anti-social behaviour or worse. Should this happen, it is understandable that residents are concerned for their own safety and that of their property. The lack of local facilities would further add to this situation.

I would ask the planning committee to once again deny this application.