



An objection is submitted in relation to this application due to concerns around safety and the suitability of introducing a commercial use within a residential setting.

The property is located within a modest cul-de-sac development designed for residential living. Parking availability is already constrained, and access is limited to a single entry and exit point. The street environment is already busy servicing the residents of the cul-de-sac. It is frequently used by children who live here for outdoor play due to its enclosed layout. Residents who live on the cul-de-sac are careful as they approach due to knowing that the street is likely to have children playing. The introduction of other members of the public frequenting the street would not ensure this.

The introduction of a business operation at this location would inevitably increase the volume and frequency of vehicle movements, as well as demand for parking. This change would disrupt the established character of the area and introduce additional hazards, particularly for young children and other vulnerable users of the space. Parking is already limited for residents and their visitors, the occupier of number 7 permanently parks a work van in a visitor space outside their house as a result of this. The proposed use of business on a Saturday particularly will cause parking and access issues on the cul-de-sac due to the number of residents and at home and visitors attending properties.

There are further concerns regarding the effect on general road safety, including access to and use of the Greenway situated at the end of the cul-de-sac. In addition, given the relatively recent construction of the development, it is possible that covenants exist restricting non-residential uses, which should be carefully considered.

In addition to the points raised above building works will be disruptive to the street with limited space for safe use of vehicles relating to the building trade. There are also concerns about noise pollution and dirt during any building works.

Taking these factors into account, the proposal is considered inappropriate for its location, and refusal of the application is strongly recommended.