

From: The Dalbys [mailto:]
Sent: 15 June 2021 14:27
To: development.control@charnwood.gov.uk
Subject: Objection to planning application P/21/0816/2

Planning Application: P/21/0816/2

Proposal: Erection of 2.5 Storey Extension to care Home

Location: 38 Mountsorrel Lane, Sileby, Leicestershire, LE12-7NF

I would like to strongly object to the above planning application for a number of reasons which are listed below:

Although I acknowledge this is a care home, this is a business premises and is registered as being so, so I feel this needs to be considered as a non-residential development.

Conservation Area: The proposed development is within an identified conservation area as identified by Charnwood Borough Councils website. The area being designated as being so is designed to protect an historical and architectural element of buildings. I feel that the proposed development will significantly impact on both the integrity and features of the original Highbury House. The extension to the original house that is in situ falls at the side and set back from the original house, thus protecting its features and architectural design and features, this proposal would permanently damage this and not be in proportion and overshadow the original house. Although conditional planning consent was given in 2014, this was for a single storey building only and this proposal would see a 2.5 storey development in the same location- the president has not been set for such an imposing design which would result in an overdevelopment of the site.

Design:

The design of the proposed extension would not be in proportion of the size of the site. The site has seen significant development and this proposal would not be in proportion with the site size. This would detract from the original building, failing to protecting its original features and would be overbearing on neighbouring properties and be impactful when entering the village as it would be very visible from Mountsorrel Lane when entering the village.

The Site has already seen extensive development, and this would be oversized and disproportionate to the availability of the site available. Development would see the eradication of all key features that remain on the site, both relating to the building and the grounds the original house sits within. The design is not in keeping with the original house and surrounding properties and this would not aid a sympathetic addition both in terms of size or design.

Due to the natural sloping of the land and elevation of the Highbury, ours and neighbouring properties and gardens sit considerably lower than the site. The proposed development would be considerably overbearing on a number of properties and on the original Highbury House, with direct views into surrounding properties and the loss of privacy for both existing properties and potential residents of the care home should the application be approved.

Loss of Privacy:

The proposed development would result in a significant loss of privacy for neighbouring properties. The building would sit considerable higher than the properties that surround the proposed site. There would be 14 windows on one side that faces our property, and the proposed development sitting considerably higher than our property would result in residents and staff being able to look across and down and into our property- our key living areas and garden. The inside of our property would be visible by a significant number of people, this being a business, multiple residents would

hold a view plus care staff and other visiting health and social care professionals, plus visiting family members.

The 3rd Storey is designated as being an office. The current office has lights on 24 hours per day and this is impactful on light pollution, this would be the case here also and result in light pollution and loss of privacy and disturbance both in the evening and during the night.

The Loss of privacy would be considerably greater during the wintertime, due to the deciduous trees that sit on the site.

Noise Pollution from Development:

There are call bells sounding throughout the day and night, fire alarms regularly go off and residents shouting for support can be heard on a regular basis. This would result in both noise disturbance.

Loss Of Natural Light

The proposed development would sit significantly higher due to the sloping of the site and the elevation status of the current house and proposed development than the neighbouring properties and this would result in the loss of natural light that shines into properties and gardens.

Loss of Natural Habitat and flooding risks:

The site is within a conservation area and holds several protected species and trees. There are [REDACTED] [REDACTED] which are protected, and this could impact on the tree routes of trees that are protected.

The site provides valuable soak away to mitigate flooding. The land sits within a very short distance from the identified flood plane and this development would see an increased risk of flooding for properties on Mountsorrel Lane and Herrick Close. The Plans identify the risk also and the architect has identified that where possible they will try to mitigate this on neighbouring properties but due to the land and design, plus its height, this has high potential to increase flooding.

The plans do not identify in detail how much the building will need elevated at one end and certainly does not to any scale identify the land the development would sit within. There is a significant slope that would need to be levelled, thus eroding a natural part of the conservation area and increase the risk of flooding to neighbouring properties.

Traffic:

The plans identify that there will be no impact on traffic. Mountsorrel Lane has significant traffic issues and has calming measures right outside this property. The additional professionals visiting the residents and family members would see an increase in traffic to the area.

There are regular emergency vehicles blocking access on Mountsorrel Lane and increased capacity to the care home would highly likely see and increase in this.

This proposed extension does not take into consideration the natural habitat that is in existence within an identified conservation area, the impact on neighbouring properties with the loss of privacy and permanent disturbance from noise and light pollution and does not mitigate in any way the potential impact on flooding to neighbouring properties.

I would like to strongly object to this proposed development.

Simon Dalby
38 Herrick Close
Sileby