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Sent: 03 September 2015 08:36

To: Planning

Subject: Planning Application Representation; P/15/067 and P/15/068

Here are the comments from the Housing Department on the above planning applications:

The concerns are as follows:

The high density of the development. This could be classed as a garden grabbing development

The appropriateness of the type and proposed occupancy of the property.

I understand the need for staff accommodation but feel that concentrating on single accommodation will not cater for the long term need. To cater for staff needs 1,2 and possibly 3 bed accommodation will be required preventing further demand on affordable accommodation elsewhere where the current need is great.

Inevitably with the amount of staff being housed in such a small environment there will be significant increased noise and disturbance to neighbours that will be difficult to manage even if a house manager is installed.

Inevitably there will also be a significant impact for neighbouring residents with the current density of the whole proposed development overlooking, loss of privacy

There will be concerns over services particularly waste, waste water and sewerage disposal.

? Design and Access Statement public right of way some of this may not be a public right if way

Generally the proposed development is considered over-bearing, out-of-scale and. of character in terms of its appearance compared with neighbouring property.

The development will have an effect on the character of the neighbourhood.

Ian Hamilton FCIH

Housing Officer