

Hamish Evans

From: [REDACTED]
Sent: 03 December 2025 14:51
To: Hamish Evans
Subject: Objection to Planning Application DM/25/2830 – 65 Balcombe Road

[REDACTED]
Dear Hamish,

I am writing to object to Planning Application **DM/25/2830** for the Change of Use at 65 Balcombe Road. Although the applicant claims the property will operate like a family home, the proposed care model, staffing levels, vehicle movements and operational demands clearly amount to a material change of use from a domestic dwelling to an institutional facility.

This would negatively affect highway safety, neighbour amenity and the character of the area.

The reliance on rotating, non-resident staff providing 24-hour care—including waking-night workers and frequent shift changes—is incompatible with a single household. Staff taking breaks, making calls and waiting between shifts would create continuous activity outside the property. Internally, features such as sprinkler systems, fire signage, alarms and controlled access emphasise an institutional rather than domestic use.

Traffic, Parking and Highway Safety

The volume of staff, visiting professionals and transport providers is likely to exceed the driveway's capacity. With no turning space, vehicles would have to reverse onto a busy road with poor visibility and a bend, significantly increasing safety risks. There is no appropriate on-street parking nearby, meaning overflow parking would obstruct traffic and potentially emergency vehicles. Trip generation has been severely underestimated; the proposed use will create far more vehicle movements than any family home and far more than the property's historic low-intensity use.

Safety and Amenity Concerns

The location is unsuitable for vulnerable children, with incomplete pavements, unsafe crossings and rising traffic volumes. The house has also been burgled twice this year, raising safeguarding concerns. Noise and disturbance are likely to increase due to 1:1 staffing, waking-night supervision, high staff turnover and frequent professional visits. The comparison to a large family home is unrealistic, and the operator has not demonstrated Ofsted registration or relevant experience. Limited nearby facilities for older children may lead to unsupervised roaming and potential antisocial behaviour.

Townscape, Refuse and Operational Impact

The property sits within a Townscape Protection Area, where increased staff activity, traffic and refuse would erode the intended residential character. Existing issues with bin storage would likely worsen. Night alarms, surveillance features, rotating staff teams and regular professional visitors further underline the institutional nature of the proposal. There is also no evidence of freeholder consent.

Given the scale of change and public interest, I request that this application be determined by the Planning Committee. This proposal represents a clear shift from a single residential dwelling to an institutional care facility. It would harm neighbour amenity, child safety, highway safety and the protected townscape. I therefore respectfully request that Planning Application DM/25/2830 is refused.

Regards

[REDACTED]
67 Balcombe Rd