

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3494/P	Birgit Heyer	12/08/2019 10:06:23	OBJ	<p>2 Torriano Mews is located in a mews development that adjoins the rear of properties located in the following triangle of roads:</p> <p>Torriano Avenue, Leighton Grove, Leighton Road</p> <p>Changing the use from office to 3 x 2 bed residential flats will mean that the rear of the properties that adjoin the mews development will be affected by more noise at week-ends and evenings (ie. out of office hours).</p> <p>At the moment out of office hours are relatively quiet times as the office buildings, which this mews development mainly is, is not in use at week-ends or evenings. In the evening and outside office hours there is virtually no traffic to the rear, no footfall, no noise.</p> <p>Changing use will mean that traffic into the mews development will also be outside office hours with increased noise and pollution. This will affect all residents adjoining the mews and in particular those who sit out in there garden or on their terraces in the evening and outside office hours to enjoy what is at the moment a relatively quiet space at the back.</p> <p>In addition to generation of noise and traffic outside office hours there will also be a loss of privacy to all adjoining properties in particular to the ones with outside space. At the moment the outside spaces are not really overlooked outside office hours and at week-ends, which is the time they are mainly being used, enabling the residents to enjoy their gardens and outside spaces in relative privacy - having potentially 12 more people living in the rear will certainly take away from the sense of seclusion of the outside spaces!</p> <p>Traffic and parking - 2 parking spaces are allocated to 3 x 2 bed residential flats. This is by no means sufficient - and as the mews development is not in use at the week-end / evening I am unable to see how it will be enforced - ie. that really only 2 cars will be parked in the back outside office hours. If all inhabitants of the new proposed development were to have a car - this could potentially mean 12 more cars in the rear outside office hours!</p> <p>In the planning application the following is stated " The proposed will have little impact on the area and will likely reduce the level of occupancy and vehicle traffic during daytime working hours." This maybe true however the level of occupancy and vehicle traffic will be greatly increased outside office hours and in the evenings which is the time the existing local residents will be affected!</p>

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