

Parry, James

From: Lizzi Coventry [REDACTED]
Sent: 06 January 2020 18:43
To: Planning
Subject: Application Number Y19/0490/FH - Manor Court 38 Manor Road, Folkestone

Dear Sirs,

We are writing in response to the above application. We have previously submitted our opinions via your website on this proposed building although our submission does not appear to have been received. We have several objections which we list below, not in any order of priority as we believe they are all urgent objections.

- From the visual documents on your website, which are extremely difficult to see in detail, it is obvious that the proposed development is not in keeping with the current buildings in Manor Road and surrounding area. Most buildings in Manor Road are late Victorian or early Edwardian and this application is for something which is definitely not purporting to be "in the style of". This can only have the potential of affecting the value of the current properties, and, we would imagine, a detrimental one at that.
- The height of the proposed building is too high for this area – it will block out light and current views, making the current residents' homes darker than they are already.
- **PARKING:** This new building will remove the current parking spaces for the flats in No.38, approximately 6 spaces, but will add a further, at least, 7 parking requirements for the 7 proposed flats, plus any need for parking for the commercial units. Manor Road will have to accommodate roughly twenty more parking spaces in a road that is already fully congested, as there is both a Doctors surgery and Dentists surgery visited by non residents of Manor Road throughout the day. There appears to have been no consideration given to the additional parking requirements generated by the development. This is simply not viable – we already have problems occasionally getting on and off our own driveway.
- Manor Road currently is a two way street, although you cannot enter it from the Cheriton Road end. Trying to enter Cheriton Road from Manor Road is difficult at the best of times, it is very awkward viewing traffic exiting the town centre. The new building will only make this worse for both drivers and pedestrians.
- **CONSTRUCTION WORK:** work on this development is going to be disruptive for a long period of time – up to two years? There will be consequences to our utilities, and the noise generated by the site will be interminable and, we believe, unreasonable. The blockages to our road by site deliveries and machinery will cause all kinds of additional problems – this road is already used as a rat-run for supermarket delivery lorries at all hours and for people on shift work this is undeniably a problem. The road is also regularly pot-holed and in a poor state of repair – this will only get worse with the additional heavy site traffic.

We do not view this development as an enhancement to the area, in fact we see it has totally detrimental. We are not naïve or inexperienced in these matters, in fact both of us have history in construction, one of us for over 40 years! As residents of Manor Road for the past 25 years, we will be extremely disappointed if this development goes ahead.

We await further information, in trepidation!

Regards,

Mr and Mrs M W Coventry