

**Comments on Planning Application Y18/0444/SH
Redevelopment of Pennings and Juniper Cottage
School Road, Saltwood, Hythe, Kent**

Matters relating to the Shepway District Council response to Y17/0258/PRE APP

- Flats/Apartments are not characteristic of the area which is predominantly made up of single private dwellings
- 7 Flats/Apartments would have 7 sets of separate 'comings and goings' with the associated additional problems caused by car parking. This is still too high.
- Although the height of the latest proposal has been reduced from that proposed in the above pre application, it is still higher than the existing structure which it would replace.

7 Flats/Apartments would have an adverse effect on neighbours

- Increased occupancy (Max 24 when it was previously 4)
- Increased car parking and associated vehicle movements (parking for max 8 vehicles*)
- Any additional vehicles above one per household and additional visitors above one* would be parked off site adversely affecting School Road and the local area.

**Note: KCC Highways have subsequently demanded 2 visitors spaces in their letter of 23/04/18 which would equate to 9 vehicles.*

Site access/egress and traffic conditions on School Road

- The proposed egress from the site has poor visibility and coupled with the lack of a pavement on that side of the road makes leaving the site for pedestrians and vehicles hazardous. Pedestrians would also have to cross the road to access the site.
- This section of School Road continues to have fast moving traffic despite the 20 mph limit recently imposed. This has led to several accidents in recent years.
- Increasing the occupancy and the amount of vehicles that use the site will increase the risk of further accidents.

Note: KCC Highways have requested changes to plans showing revised visibility splays for access points in their letter of 23/04/18. All changes to plans that relate to access and egress should be made public, together with any changes to the site frontage to improve matters, as these may drastically change the street view and lead to further objection.

Conclusion

The number of individual occupancies should be reduced in order to lessen the amount of additional residents and their vehicles and to lessen the impact of additional activity caused by the development. There are safety concerns about site egress and access for both pedestrians and vehicles, which would be made worse by adding to the amount of activity on site. The proposed structure would be higher than the current building.

Acceptance of the application may set a precedent for other large projects in the area, which would be to the detriment of this part of Saltwood and Hythe.

For the above reasons I strongly object to the application.

Jones, Gaynor

From: Winyards [REDACTED]
Sent: 24 April 2018 19:51
To: Planning
Subject: Comments on Planning Application Y18/0444/SH
Attachments: Comments on Plan App Y180444SH Rev2.pdf

Dear Sir/Madam,

Please note below my comments and objection to the above Planning Application.

Regards,

Robert Winyard

