

Bailey , Georgia

From: Michael John Smith [REDACTED]
Sent: 26 June 2016 20:18
To: DevelopmentControl & DevelopmentManagement
Subject: 132 Park Grove 2016/0623

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115, Park Grove
S70 1QE
26/06/2016

Sir,

I wish to object to the proposed development of the above application on the following grounds;

1. This is the fourth HMO on this street. The applicant has had the proposed conversion of the basement of 118 Park Grove rejected. This should also be rejected.
2. The proposal plus the 5 room development will give the potential for 14 adults, all requiring separate refuse collection and on street parking. There simply isn't room for a potential 14 more vehicles. Should the front garden be opened for some off street parking it will add to the visual decay of the area and would, at most, accommodate only 3 vehicles. Due to the already heavy road congestion several neighbours realise they will have little choice but to turn their own front gardens into parking bays further adding to the visual deterioration. The trees and gardens provide a beautiful aspect to the street with stone fronted buildings and walls. We've seen what multiple occupancy has done to Sheffield Rd. The highway authority should have objected on these grounds alone. At the weekend and in the evenings it is often very difficult to find a place to park. I often will not use my vehicle at these times for that reason. I own only the one vehicle and have had to park it several hundreds of yards from my property in the past.
3. Barnsley is spending £56 million transforming the town centre. Park Grove, along with its side roads such as Mount St, is one of the jewels in the crown. This area should have protected status as have many other areas in Barnsley. I can't see the point of having a new town centre when one of the most attractive residential areas is allowed to decline.
4. This proposal will turn the house into a business. This is a change of use. It's estimated that the property will attract an income of several hundred pounds a week. Such a development will destroy the character of the area.
5. The area is served by 2 doctors surgeries with all the traffic that generates. Plus 2 chemists on Agnes Rd.
6. The vast majority of properties on Park Grove are family homes. There will be a detrimental effect on our residential amenity as there will certainly be increased noise and disturbance.
7. Very limited number of neighbours have been informed - only five, as listed in the application. This simply isn't acceptable.

In conclusion therefore I would ask that this planning application be turned down.

Yours faithfully

M. J. Smith.

Sent from my iPad