

DC/11/77500: 13 CHURCH VALE, LONDON, SE23 2UW

Dear Mr. Werren,

I am writing to you on behalf of the Forest Hill Society to oppose this application. While we support the principle of increased nursery provision in the local area, we do not accept that this is a suitable location for such a business.

1. Noise

This property semi-detached and is likely to have an adverse impact on the adjacent neighbour due to the level of noise generated by the children present. We note that the applicant is considering adding sound insulation when funds permit, but we ask that before permission is given to use of this residential property as a full time nursery, that a full noise impact survey is carried out and measures are put in place to prevent noise problems for the neighbouring properties. This is contrary to council policy ENV.PRO 11.

The application does not contain information about the number of children expected to attend the nursery, this should be taken into consideration with the noise impact assessment for this development. The applicant has said that children will be asked to speak in 'indoor voices' but that is not possible when dealing with children under 2 years, and the application includes children from as young as 3 months, who have little understanding of the concept of 'indoor voices'.

2. Transport and Highways

Despite being very close to bus and train services, it is likely that most parents would bring their children in cars. Church Vale is a small one-way street which suffers from commuter parking from 7am onwards. It is highly unlikely that a parking space will be found after 8am. The suggestion to use the adjacent road is also unacceptable. This is a private road which often has a barrier across to prevent non-residents parking in this space. In reality there is no space close by to drop off children and this would likely lead to cars parking on the double yellow lines and either blocking the pavement or the road.

We believe that conversion of this property to a nursery will inevitably lead to illegal parking and difficulties for pedestrians and road users, including buses which use this route to get to the bus stand.

3. Security of Children

The plans include a 'run around' area in the front garden as well play area to the rear of the property. However, no security systems are in place to protect the children. We would expect that such an application would include details of fencing or other measures that would protect children playing in this area. However, we would not encourage high fencing to the front of this property as it would be out of character with the other houses on the terrace.

For the reasons stated above we hope that you will reject this application as being unsuitable for a semi-detached house in such a location