

## **19/00335/FUL – LAND REAR OF 98 TO 128 HIGH STREET, RAYLEIGH**

### **1. Neighbour correspondence**

Neighbour letters have been received from the following addresses:-

- 17 Derwent Avenue
- 67 High Road
- 45 Crown Hill
- 96 Weir Gardens

These neighbours object to the proposal on the basis that the development is over development in the town centre and that the development would have a significant impact upon the local highway network, as well as the surrounding business and residential occupiers. There is a lack of car parking for the development. The maintenance of the green roofs and the lack of car parking for this to take place. No manoeuvrability for refuse/delivery vehicles to pick up waste/make deliveries to retail units/flats and be able turn around to exit back into the High Street. The overbearing impact of a building towards the northern, eastern and western boundary far exceeds the properties that border the site. Dominance of the building when viewed from the High Street. The balconies are intrusive. Overlooking would occur upon the school playground to the south with insufficient space provided to allow for adequate screening to mitigate against this. Limited access for the emergency services or evacuation of residents to a place of safety. There is a pond within the required distance and there is the intention to demolish structures pre-1960. Lack of regard for bats and local ecology. Lack of sufficient infrastructure such as schools and doctors' surgery in the local area to accommodate an increase in population.

### **2. Officer Comment**

The comments from the neighbouring properties have been fully considered during the appraisal of the application. The proposal is found to be policy compliant in all respects and is a suitable location for a mixed-use development.