

FAO Matthew Temperton  
Rotherham Metropolitan Borough Council  
Development Control  
PO Box 652  
Rotherham  
S60 9DE

11<sup>th</sup> June 2013

Dear Mr Temperton,

**Conversion of Elton House Hotel to 2 No. flats, 4 No. studio apartments & 18 bedsits**  
**- RB2013/0664**

Firstly thank you for clarifying with us that the closing date for objections as being Friday 14<sup>th</sup> June, rather than Wednesday 5<sup>th</sup> June. Local residents have been concerned about the short period of time to comment since the public notice went up, and that the notice itself has not been very visible.

We wish to object to the development of the Elton House Hotel into 18 bedsits, 4 studio apartments, and 2 one-bedroom flats. The proposal is of great concern to local residents because it is out of character for the area and has the potential to change the nature of a settled community.

Our reasons are as follows :

- 1) The density proposed for the site is not in-keeping with the current nature of the area. There are terraced cottages opposite and to one side, as well as larger family houses and pensioner bungalows on the other boundaries. There are no bedsits in the area and a limited number of flats down Flanderwell Lane.
- 2) Despite the Wickersley/Bramley area being a popular choice to live in RMBC's housing survey, and the area being designated as a Principle Settlement for Growth in the draft Local Plan, there is no demand for this kind of housing in the area. The proposal states the target market includes student nurses and also workers from the nearby Hellaby Industrial Estate. It is hard to see why this site would be attractive to students, as the nearest university and teaching hospital is in Sheffield, and there are no direct public transport links there. We are not aware of demand for single accommodation for workers from Hellaby Industrial Estate either. RMBC housing staff advise us that there are a number of 1 and 2 bed flats currently available on the nearby Woodlaithes development which have been on the market quite some time. There is low demand for bedsits and studio apartments and they predict very slow sales on the open market. If the site should be used for residential purposes, it

seems that this specific application will not help to address the local need.

- 3) The application does not state if these properties will be for rent or sale. The housing department at Rotherham Council have confirmed that social housing providers are reluctant to take up this kind of accommodation due to their long term sustainability concerns.
- 4) The development would result in the loss of a long established commercial /entertainment facility and associated local employment opportunities. The property has only recently gone into administration and other hotels in the area have not closed.
- 5) The design is poor for residential development and breaches a number of recommendations in the South Yorkshire Residential Design Guide. There is a lack of private amenity space, especially garden space for at least 24 potential residents. Our concern would be that residents congregate outside in the car park which would lead to noise nuisance for neighbours and possible anti-social behaviour. This could have a particularly negative impact on the residents of the residential care home next door.
- 6) There have been a number of objections from local residents that highlight the noise, disruption and potential issues that would arise from communal and high density living which would have a lasting detrimental impact on them and the surrounding community.
- 7) There will be a different pattern of traffic using the site, due to the change of use. Rather than traffic being at off-peak times, there will be added pressure on a difficult junction near a small roundabout at busy times.
- 8) The application states there are no trees on the site, which there are.
- 9) The location of a bin store right next to the terraced houses on Main Street is inappropriate as it would have a detrimental effect on those residents in terms of smell and noise. We would consider this, alongside the shortage of outside space, to constitute a potential source of disamenity for other local residents.

With so many concerns it is impossible to see how this development would improve the current situation. The application seems ill thought through, seeking to provide a return on a relatively small outlay for the developer without regard to the locality or local housing need. We would ask that this particular application is rejected and a more sustainable future for the Elton House Hotel be sought.

Yours Sincerely,

Sue Ellis  
Wickersley Ward Councillors

Emma Hoddinott

Chris Read