

# **Planning Application DC/09/71504/X: 36 EWELME ROAD, LONDON, SE23 3BH**

Dear Mr. Whittington,

I am writing on behalf of the Forest Hill Society to object to this planning application. There are a number of concerns we have about this application.

## **1. Character of the area and Over-development**

This is an already large semi-detached house which is located on higher ground than the adjoining property. This forms part of a continuous line of similar semi-detached houses which run down Ewelme Road. The visual changes will have a significant impact on the relationship of this building to the adjoining property. It will not be in keeping with the character of this house, with a scale and alignment that would be inappropriate. This is caused by additional height generated by extending into the basement level as well as extending the roof height of the property to one side, on a semi-detached house that is already significantly higher at roof level compared to its neighbour. This is out of character with the adjacent property and over-development of this site, as such it is contrary to Lewisham policies **URB 3 a, d, e, and URB 6**.

### *URB 3 Urban Design*

*The Council will expect a high standard of design in new development or buildings and in extensions or alterations to existing buildings, whilst ensuring that schemes are compatible with, or complement the scale and character of existing development, and its setting. Where appropriate, the following factors will be taken into consideration:-*

- (a) scale and mass of development, particularly where a new development might be out of scale with the existing surrounding development;*
- (d) the height of the development should be in scale with adjoining buildings*
- (e) new development should respect the scale and alignment of the existing street including its building frontages;*

### *URB 6 Alterations and Extensions*

*Extensions will not be permitted where they would adversely affect the integrity of a group of buildings as a whole.*

## **2. Cycle Parking**

No cycle parking has been provided for any of the flats. **Policy TRN 14** would expect at least 5 cycle spaces to be provided for a development of this density.

## **3. Internal Layout, Ventilation, and Environmental Consideration**

Out of the five proposed flats, only one has a window to provide ventilation directly to the bathroom and toilet. In addition there is a study in the basement with no natural light. We consider that this is not good design in relation to satisfactory levels of natural light and energy efficiency and is contrary to policy **HSG 5 a, e**.

In addition there is some concern regarding the size and layout of the bathrooms, particularly on the ground floor. From the plans there appears to be little space between doors, sinks and toilets. These

facilities appear to suffer because of the nature of the density of this development.

One further concern regarding the internal layout is the proximity of the only bedroom in flat 4 to the main living area in flat 5. This may result in excessive noise between the walls to the detriment of the residents in flat 4.

*HSG 5 - The Council expects all new residential development to be attractive, to be neighbourly and to meet the functional requirements of its future inhabitants. The Council will, therefore, only permit new residential development which:*

*(a) provides a satisfactory level of privacy, outlook and natural lighting with appropriate provision of private amenity space;*

*(e) would encourage energy and natural resource efficiency*

### **Location of Refuse and Recycling Bins**

I would like to add our observation that the storage of bins and recycling facilities for all 5 flats is to be located directly outside the front window of the basement flat. We do not believe this is the ideal location for all the refuse bins and would ask that care is taken to provide storage for all the bins, including recycling bins, otherwise they are likely to cause problems for access or block the pavement.

### **Overlooking and Amenity Space**

Flat 4 appears to have a small roof terrace which will overlook the neighbouring property and amenity space of the adjacent property. Whilst we understand that some amenity space should be provided, this should not be at the expense of privacy for neighbouring properties.

Only the family unit in the basement has access to the garden, with no others having any external amenity space, other than the balcony in flat 4.

We believe that this is against the council policy on overlooking and against **policy HSG 7**.

*HSG 7 Gardens*

*The Council will seek in all new dwellings the provision of a readily accessible, secure, private and useable external space. Family dwellings should be provided with their own private garden area. Normally, a minimum garden depth of 9 metres will be required.*

For the reasons stated above we ask that the council rejects this application as being against policies HSG 5, HSG 7, URB 3, URB 6, and TRN 14.

Regards,

Michael Abrahams  
Vice-Chair, Forest Hill Society