

Planning Application DC/11/77463: 15 David's Road, London, SE23 3EP

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. Proximity of windows to Pavement

The living rooms of apartments 1 and 2 both have windows that are facing directly onto the pavement. This is not suitable for residential accommodation and is not in keeping with the character of the other residential units and shops on this road which is in a conservation area. This does not provide a satisfactory level of privacy as well as being out of character with the conservation area. It is therefore contrary to policy **HSG 5a, URB 3, and URB 16**.

2. Natural Light

A number of the bedrooms in the development have obscured glazing which, although providing natural light, provides no outlook from the rooms. While this may be considered acceptable in certain circumstances, apartments 3 and 5 on the first floor each only have two small windows with views out from the living rooms. In addition the obscured window in the bedroom in apartment 3 is at an angle that will allow little natural light to penetrate the room. This is contrary to **HGS 5a** in regards to the provision of a 'satisfactory level of outlook and natural lighting.

3. Amenity Space

Only two of the apartments have any external amenity space, and in both cases this can only be accessed through the bedrooms and the space is surrounded by the development and the neighbouring buildings, providing poor quality external space. This is contrary to policy **HSG 7** which states that *The Council will seek in all new dwellings the provision of a readily accessible, secure, private and useable external space.*

4. Bicycle and Refuse Storage

The use of a single cupboard for both refuse and bicycle storage, with no natural ventilation, is poor design and does not provide suitable cycle parking. Because this storage is unsuitable we believe this is contrary to policy **TRN 14**.

5. Internal Layout

There are a couple of layout concerns that are likely to lead to noise permeating from one apartment to others. The bedroom in apartment 1 is beside the external courtyard for apartment 2, and the bedroom in apartment 4 is adjacent to the kitchen/living room in apartment 3.

For the reasons stated above we ask that the council rejects this application as contrary to policies HSG5, HSG7, URB3, URB16, TRN14.