

## **Forest Hill Society objection to Planning Application DC/11/76663/X 14 Radlet Avenue –**

I write to set out the Forest Hill Society's objection to the above planning application, for the following reasons:

### **OVERDEVELOPMENT – TOO MANY UNITS**

We are concerned that too many units are proposed for this small site and that what is proposed is overdevelopment that is out of scale and character with the surrounding area. Plots of this size in this area generally accommodate one or maybe two houses and the backland location at the end of a cul-de-sac makes the site unsuitable for this many units.

Whilst we can see that this application demonstrates that 6 family houses are just about technically possible on this site, it has not demonstrated that this layout creates a pleasant and attractive, or appropriate living environment. For these reasons it is not something that should be given planning permission in this suburban location.

### **SCALE – INAPPROPRIATE FOR CONTEXT**

We do not believe that this is an appropriate location for three storey houses, even where the upper floor is set into the roofspace. The houses around the site area are consistently 2 storeys in height with the occasional room in the roof. The existing house on this site is 1 and a half storeys, and is the kind of scale that feels appropriate for this backland location.

### **POOR DESIGN AND LAYOUT**

We have a number of concerns about the design and layout of the proposed houses on the site, as follows:

- The gardens are too small, particularly for family houses in this location. Whilst they might 'just about' meet the guidelines that does not mean that the scheme is acceptable when considered as a whole.
- The small gaps between the 3 groups of 2 houses are unnecessary.
- The stepped building line is designed to fit the most units on the site, does not create an appropriate and positive form of development. This layout will increase the bulk and massing of the units considerably, from most viewpoints, and in particular from Baxters Field. A particular problem with this layout is the blank side elevations of the houses that line up next to one another and are highly visible.
- The layout and design of the site makes no attempt to be sympathetic to its relationship with Baxter's Field or how it will be seen from it.

We believe that these objections are supported by relevant planning policy, including:

#### *HSG 8 Backland and In-fill Development*

*Backland and in-fill development will be permitted provided the following criteria are met:*

*(b) the scheme must respect the character of the area, including the cumulative impact;*

*(c) the scheme must be particularly sensitively designed;*

*(e) there should be no appreciable loss of privacy and amenity for adjoining houses and their back gardens;*

#### *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 (including any open space). 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;*

*(b) layout and access arrangements, which may include the avoidance of large areas of parking and servicing uninterrupted by landscaping;*

*(c) relationship of development to the existing townscape which should maintain or complement the surroundings;*

*(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;*

It is worth noting that we do not have a problem with the redevelopment of this site in principle. However, it is our view this needs to be for a much reduced number of appropriately and sensitively designed residential units that more carefully consider their relationship with the site context and their appearance from within the courtyard space, from Baxters Field, and neighbouring properties.

We hope that the reasons for our objection are clear. Please do not hesitate to let us know if any of the issues raised need further clarification.