

Planning Application DC/11/77937: 2 Radlet Avenue, LONDON, SE26 4BZ

Dear Mr. Isaacson,

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. Overlooking

Our first concern with this development is the overlooking of neighbouring gardens to the rear of this property. Due to the shape of the site and the alignment of gardens on Thorpewood Avenue, this development would overlook not one, but a number of gardens from the rear windows. This is contrary to council policy HSG 8e, which states that *there should be no appreciable loss of privacy and amenity for adjoining houses and their back gardens.*

2. Character of the Area

This site is directly outside the boundary of the Forest Hill conservation area, following the extension in 2010. At the time the Forest Hill Society had argued for the inclusion of Radlet Avenue in the conservation area due to the quality of the houses on this road and on the adjacent road, Round Hill. Radlet Avenue consists largely of detached and semi-detached houses. On the west side of the road all the houses are substantial semi-detached properties. The addition of a new house to the end of this row turns the existing house at 2 Radlet Avenue from a semi-detached house into a mid-terrace house, which is out of keeping with the character of the area, where there are no terraced houses. Another feature of all of the surrounding houses is side entrances to the rear garden. In the proposed development the new house fills the entire width of the site, providing no means of access to the rear other than through the house. We believe that this is out of character with the road and with the wider area, including the conservation area. This is contrary to **HSG 8b and c** which state:

- (b) the scheme must respect the character of the area, including the cumulative impact*
- (c) the scheme must be particularly sensitively designed*

3. Amenity Space

The new house will have a small triangular garden to the rear, with a large section virtually built into the house. This does not provide adequate external space for a family home and 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. Family dwellings should be provided with their own private garden area. Normally, a minimum garden depth of 9 metres will be required.*

4. Inconsistencies within the Application

There is a photomontage included within the application which is quite misleading [Photograph - 10/08/2011 14:52:28](#). This shows a fence substantially lower than shown in the plans and fails to show roof windows.

For the reasons stated above we ask that the council rejects this application as being against policies HSG7, HSG8, and also HSG5.