

# Application DC/11/76263: 26-28 London Road

I am writing on behalf of the Forest Hill Society to object to application DC/11/76263 at 26-28 London Road.

We believe that this proposal does not meet the quality we would expect for a development in the Forest Hill conservation area. Whilst this is a town centre location with a high PTAL rating, this does not justify overdevelopment where it will have a detrimental impact on neighbouring properties resulting from a scheme that is not coherent and does not provide the level of amenity and outlook that residents should expect.

PPS1 was used to support a previous application (DC/07/65749) and is clear that in developing such sites consideration must be shown for good design and '*taking opportunities available for improving the character and quality of an area*'. This application does not meet these criteria of good design, but is just adding an additional unit on top of the roof of the existing building is neither good design nor does it enhance the amenity for residents of this development or neighbours. As this site is situated within the Forest Hill Conservation area these issues should be of particular concern.

Access to proposed apartment is far from ideal as the only access is via the stairs at the side of the building. In case of emergency residents have no choice but to cross the roof of the retail unit below, before re-entering the building and descending the stairs and then exiting the side gate to the site. Similar difficulties arise for deliveries and access to this additional unit.

Storage of bins is of concern and we would ask for more details to be provided about the storage for all the units and the additional space provided for the new unit. There does not appear to be any details of available cycle storage which should be provided in such a development.

Development of this area of the roof is likely to restrict future use of the retail unit below. Although this is currently used as a gym, it has underlying permission for A3 use, which requires ventilation via the roof. By adding an additional residential unit to the rear roof of this property the applicant is restricting future use of the large retail unit below. This is detrimental to the sustainability of retail unit and the wider shopping area in the town centre.

In terms of policies referred to in the design and access statement, paragraph 3.2 from the core strategy is not relevant to Forest Hill. On core strategy objective 1, this does not enhance the conservation area that exists in Forest Hill town centre, and in relation to core strategy objective 2 this provides only 1 additional unit, which is substantially less than granted in the 2007 application. The development is contrary to HSG5 a) due to the poor outlook for this unit. HSG10 does not apply but HSG11 b) is not met due to the poor standard of access and cycle parking.

This application should be rejected as being contrary to council policies **URB3, URB6, URB16, HSG4b&e, HSG5a, HSG8b&e, HSG11 and HSG12.**

For the reasons stated above we believe that the officers should have no difficulty in rejecting this application.