

Re: Planning application DC/10/74149: 29 Ewelme Road

On behalf of the Forest Hill Society I wish to object to this planning application.

The current building is an eyesore in this road and is in desperate need of work to renovate it and bring it back into residential use. Back in 2008 planning permission was granted for a slightly smaller development of the existing building and we hope that we see development work begin on this site as soon as possible.

However, the 2010 application has a number of concerns for the Forest Hill Society and for local residents.

1. Density

No density calculation appears in this application, however looking at the figures provided in the 2008 application the site is 0.0615ha. The latest application, whilst only appearing to contain one additional bedroom has a substantially higher density in terms of habitable rooms per hectare. There are, by my count, 29 habitable rooms in the application which equates to a density of 472 hr/ha, higher than the guidance for this (based on it being an urban site with PTAL of 2-3) which should be in the range of 200-450 hr/ha.

This level of density is outside the guidelines set out in the London Plan table 3A.2 and for this reason the council should reject this application.

2. Parking

With the previous application in 2008 concern was expressed by local residents and by the highways department, that the density would result in too much on street parking. We understand that the highways department concluded that there were three on street parking spaces available, and that this would be sufficient for the 2008 application. However, with the increase in the number of units to seven it is highly likely that more than three car parking spaces would be required. Given the location of the site on a blind corner on narrow and steep hill, we believe that the impact of street parking will be detrimental to neighbouring residents and add to the difficulties of road users.

Since the transport statement was produced in 2007 double yellow lines have been added around the local area, particularly on Honor Oak Road. This reduces the amount of parking available in the near vicinity and dense parking at the top of Ewelme Road, as has already been mentioned, is hazardous due to the nature of the road.

3. Cycle Parking

The provision of secure cycle parking does not seem to be enough space for seven bicycles, in accordance with policy TRN 15 and table TRN 2. We also find that the location of this cycle parking, at the bottom of a flight of steps, is not likely to encourage use of bicycles.

For the reasons stated above we recommend that the council rejects this planning application. We do however, look forward to the renovation of this site at a lower density and note that permission already exists for a substantial development of this property.