

DC/11/78653/X - 31 DARTMOUTH ROAD, LONDON, SE23 3HN

I am writing on behalf of the Forest Hill Society. I commented on the previous application for this site (DC/10/75975/X) and I have similar concerns about this application:

1. Daylight to the lower-ground floor flat

Rooms looking out onto a small lightwell would have a poor outlook and receive little daylight. The previous application's appeal was rejected by the Planning Inspector (APP/C5690/A/11/2149472) on the grounds of poor quality of outlook and unacceptable levels of sunlight and daylight. Although the current application has changed the height and orientation of the extension, given the Planning Inspector's negative comments about the enclosed nature of the site even in its undeveloped state, I believe the creation of a lightwell would still provide unsatisfactory outlook and light.

2. Reduction in size of the commercial unit

We are still concerned about the reduction in the size, particularly as there have been a number of recent applications in the town centre for either reduction in size (eg 3 Devonshire Road) or change of use (10a, 29 and 33 Dartmouth Road). We hope the Planning Department are making decisions about changes to commercial units in the town centre with regard to maintaining a range of units with a variety of sizes and class uses, and not treating each application in isolation.

3. Existing ventilation ducting for the commercial unit

The unit was last used for hot takeaway food and there is external ducting attached to the rear of the building. This ducting does not appear on the proposed plans. Is it to be removed? If the use of the unit is to remain the same (hot food) what provision will be made for ventilation?

4. Timber single-glazed windows with double-glazed secondary glazing

Is this necessary? The building is in a Conservation Area, it isn't a listed building.