

We write to object to planning application reference **DC/13/82334/X 49 CHURCH RISE, LONDON, SE23 2UG** which is seeking to replace an existing garage at the rear of a large house, with a separate single storey bungalow.

The Forest Hill Society is the local amenity society for the area covered by SE23 and has over 500 members. The society is keen to ensure that the area develops in a positive way that supports the economic, environmental and social well-being of the people that live and work in it. Generally we try to be positive about changes to the area and proposals for improvements, however in some cases it is necessary for us to raise concerns about proposals as part of the planning process.

Our concerns about this application relate to its character and relationship to the surrounding houses. This site sits within an area of well known 'Christmas Houses' which form a coherent group of buildings carefully designed and constructed at the same time by a highly regarded local builder. For a number of years there has been informal discussion locally about the potential of this group to form a Conservation Area and we are certainly of the view that these houses form an important heritage asset in the local area.

The area is characterised by large Edwardian Houses, nearly all still in use as single family homes and many with generous back gardens. This property (49 Church Rise) has already been converted into three separate flats, considerably increasing the intensity of use on the site in a way that is different from its surroundings.

Our concern about this proposal is that it has a negative impact on the coherence of the area largely because of the type of separate dwelling unit proposed, the materials proposed (timber cladding etc), and the change in character from a garage that serves a large family house to a separate dwelling unit.

We believe the proposal is contrary to:

- Policy HSG 5 as it is not a neighbourly response to the surrounding houses.
- Policy HSG 7 which requires all new dwelling houses to have access to a secure private garden. In addition, the bungalow is single aspect, faces north-north-east, and has only 2 windows, both of which face onto the street from the habitable rooms (bedroom and living room).
- Emerging proposals in the local plan that seek to prevent development in back gardens.

We hope that our concerns about this proposal are clear. Please do not hesitate to contact us if you should require any further information.