

Planning Application DC/11/78485: 51-53 Canonbie Road, LONDON, SE23 3AQ

Dear Mr. Whittington,

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

a) Our first concern with this development is the overlooking of neighbouring gardens to the rear of this property, particularly the garden of number 49 Canonbie Road which will be substantially overlooked from a large number of the flats.

b) The scale of the development would also impact on the light available to the side windows on 49 Canonbie Road due to the proximity and height of the side wall of this development.

c) The height of the development is highly likely to have an adversely impact on sunlight to the neighbouring garden. No sunlight report has been included in this application, which we would expect to see prior to the council reaching any decision.

This is contrary to council policy HSG 8, which states that *Backland and in-fill development will be permitted provided the following criteria are met:*

(e) there should be no appreciable loss of privacy and amenity for adjoining houses and their back gardens.

2. Character of the Area

The prominent character of Canonbie Road and surrounding streets is of detached and semi-detached houses rather than flats. Although there are other blocks of flats on Canonbie the cumulative impact of another block on this road, especially in this location, should be taken into account. The character of the block is out of context in relation to the two adjacent houses and the wider area.

This is contrary to council policy HSG 8 - *Backland and in-fill development will be permitted provided the following criteria are met:*

(b) the scheme must respect the character of the area, including the cumulative impact;

3. Bulk and Height

The application claims that the footprint is similar to the existing building. However, from the drawings the footprint appears to be almost twice that of the existing building which has a major impact on its character and on the streetscape.

The design is also poor and completely fails to have any of the richness, articulation, or quality of the existing building or others on the street.

We believe this is contrary to council policy URB 3 *Urban Design - The Council will expect a high standard of design in new development ... whilst ensuring that schemes are compatible with, or complement the scale and character of existing development, and its setting. Where appropriate, the following factors will be taken into consideration:-*

(a) scale and mass of development, particularly where a new development might be out of scale with the existing surrounding development;

3. Parking and Access

The parking provision is located off a private road. It is vital that no building work should be allowed before permission is secured for use of private road. This should be included as a condition of approval should permission be given for this scheme.

However, there are concerns about the nature of this parking and the distance for residents from the parking area to their flats. Given the distance from the rear car park, around the side of the building and through the front entrance, it can be expected that most residents will prefer to park on the street, closer to the front door, especially if they have children or shopping with them. Due to the location and access to the parking area we believe that this is another reason for considering rejection of this application.

URB 3 Urban Design

The Council will expect a high standard of design in new development Where appropriate, the following factors will be taken into consideration:-

(b) layout and access arrangements, which may include the avoidance of large areas of parking and servicing uninterrupted by landscaping;

For the reasons stated above we ask that the council rejects this application as being against policies HSG8 and URB3.