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9 November 2018

Development Control  
London Borough of Bromley,  
Civic Centre, Stockwell Close,  
Bromley, BR1 3UH

FAO: Stephanie Gardiner

Dear Stephanie Gardiner

Application Number: **18/04241/FULL1**

Address: **land to the rear of 10 Highland Road Bromley BR1 4AD**

Proposal: Proposed 3 bedroom house on land of existing garages to the rear of 10 Highland Road.

Response to the main points made in the letters of objection posted on the council's website:

**Letter from 10c Highland Road:**

*Access and traffic*

The existing access road currently serves the garages at the rear

The proposed single house is unlikely to generate more traffic than 9 garages

Traffic calming measures, can be added

**Letter from 16 Grasmere Road:**

*Daylighting*

The proposed house eaves are only 3.5m above ground level, which is about 1.2m higher than the existing garages. The houses are also set back further from the northern boundary than the existing garages. So the daylighting / sunlighting obstruction will be minimal and within acceptable limits.

As stated in the letter the existing sizeable trees are the features causing the main daylighting obstruction to the houses at the northern end of the site.

*Overlooking*

There are no windows on the first floor rear or side west elevation. The doors to the rear are on the ground floor and cannot possibly overlook the houses on Grasmere Road to the north. One window facing east is proposed to be obscured up to 1700mm above floor level.

All other windows and doors are south facing and are located a long distance (at least 25m) from the rear windows of No 10 Highland Road

### *Subsidence*

The proposed house will be built to high standards, and will have piled foundations. This will reinforce the ground and prevent any risk of subsidence.

### *Garden Size*

The built to plot ratio is around 27%, with a total garden area of 299m<sup>2</sup> and a built footprint of 81.50m<sup>2</sup>, leaving an open garden around 217m<sup>2</sup>. This is very similar to the built to open ratio of the houses on Grasmere Road. Some indeed such No 20 Grasmere Road have a higher built to open ratio at 30%.

Although part of the garden will be used for parking in order to meet current requirements for parking provision, these spaces will be landscaped and paved with permeable paving.

## **Letter from 20 Grasmere Road:**

### *Character of development*

The local character is dominated by 1930's houses of various sizes and shapes on Highland Road side, and by 1960's type terraces or semi-detached houses on Grasmere Road.

One dominant feature in the area is the use of red brick and pitched roofs – some with dormers; features which have been used in the proposed house.

An effort was made to specify the house to high environmental standards, with use of timber structure and cedar boarding. Zinc is used on the roof because it is a natural resilient material and also to emphasize the modern character of the building.

### *Subsidence*

See above

## **Letter from 22 Grasmere Road:**

### *Daylighting*

As above

### *Overlooking*

As above

### *Garden size*

As above

### *Character of development*

As above

### *Subsidence:*

As above

## **Conclusion:**

The proposed house is modest in scale, and will have a minimal impact on neighbouring properties. It will make use of site which is currently disused and neglected, and will make it into residential site dominated by greenery.