



24 April 2023

Dear Sir,

21/04122/CONDT1 | Details submitted to discharge conditions in relation to planning ref 21/04122/FULL1 (Allowed at appeal ref: APP/G5180/W/22/3296844): Condition 5 - Slab Levels Condition 6 - Materials Condition 7 - Cycle and Refuse Condition 10 - Electrical Charging Point Condition 14 - Landscaping | 2 Bromley Avenue Bromley BR1 4BQ

We **object** to this application.

We are a residents' association of approximately 500 subscribing households serving an area in which Bromley Avenue is situated. We concern ourselves with the built environment and with generally improving the area for the benefit of residents.

Cycle store

The Appeal decision (below) requires 14 cycle spaces to be provided. The plans show only 10. There is no visitor cycle parking either.

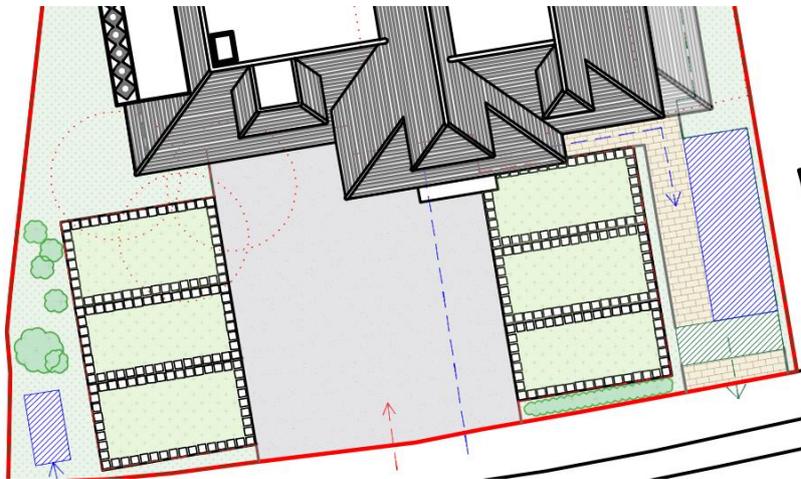
Decision

1. The appeal is allowed and planning permission is granted for the demolition of existing 2-storey dwelling house and construction of 3-storey building including accommodation in the roof space comprising of 5 apartment units with associated parking, amenity space & cycle storage for 14 bikes at 2 Bromley Avenue, Bromley BR1 4BQ in accordance with the terms of the application, Ref DC/21/04122/FULL1, dated 12 August 2021, subject to the conditions in the attached schedule.



Plans show space for only 10 cycles

We note that the original plans showed cycle parking to the right of the property. However, the space shown (in blue) is not big enough to accommodate 3 (required for 15 spaces) of the proposed cycle shelters:-



- Provides a secure and weatherproof location for bikes
- **5 bike internal rack for organisation**
- Two modules (providing 10 bike spaces) fits into 1 car parking space
- Maintenance free
- Multiple locking options

DIMENSIONS

Height	1350mm
Width	2300mm
Depth	2400mm



Car park

The layout of the car park has changed significantly from the approved plan 0534-DE-202. Approval was given for the following plans: -

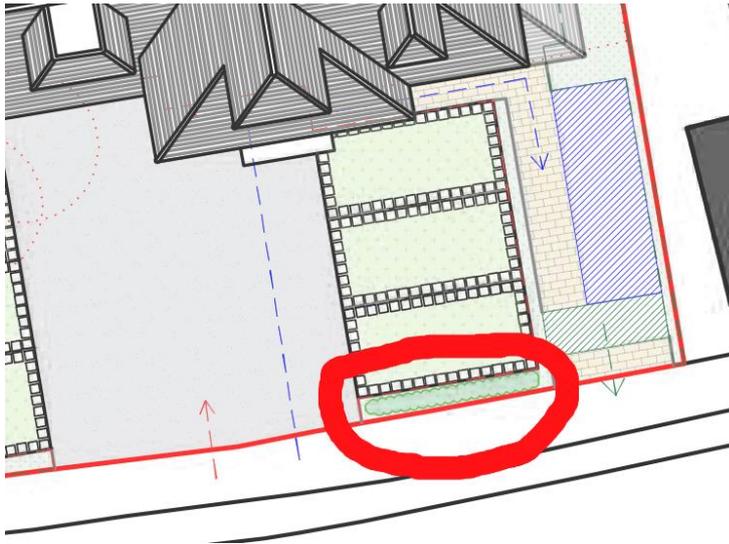
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 0534-PL-002 B; 0534-DE-201 B; **0534-DE-202** C 0534-PL-210 C; 0534-PL-211 B; 0534-PL-212 B; 0534-PL-213 B; 0534-PL-220 B; 0534-PL-221 A; 0534-PL-222 B; 0534-PL-223 B; 0534-PL-224 B; 0534-PL-225 B; 0534-PL-230 A and 0534-PL-231 0

2Taking from The Planning Inspector's list of conditions

The car park is now much more cramped. The distance between opposite spaces is significantly reduced which will make manoeuvring difficult. Cars are likely to reverse out of the car park affecting the visibility splay (Condition 9 applies) and pedestrian safety. No wheel tracking has been provided.

Soft landscaping

We are concerned that the plans no longer show planting in front of the car parking spaces, viz: -



3Previous plan showed planting on boundary

This should be reinstated to help soften the visual impact.

Screening should also be provided for the bin store.

Refuse Store

No details have been provided regarding dimensions or materials of the prominent bin store.

Boundary treatment

A fence appears to be shown on the front boundary but no details have been supplied. A fence is essential to help soften the visual appearance of the parking area.

Yours faithfully