

Dear Sir

DRAFT

**20/04942/FULL1 | Demolition of existing house and garage and erection of 2no. three-storey with additional roof level habitable accommodation, five bedroom houses and a single block of replacement garages. | 8 Madeira Avenue Bromley BR1 4AY**

I **object** to this application.

Although this application is said to be smaller than the previously refused 20.01955, the reductions are minimal and do not change the conclusion that the Council came to regarding that previous application

## **1. Inaccuracy of plans**

Amongst other things, we notice that the depiction (Drawing 2684666) of the two blocks of houses of Kimberly Terrace are shown as being of the same height and on level ground. This is obviously wrong with the left-hand block being situated substantially lower than the right-hand block. Thus, this drawing gives a false impression of relative heights between Kimberly Terrace and the proposal.

The DAS also makes an inaccurate statement regarding the height of the proposal and we mention this below

## **2. Too big**

### **Building Line**

In the Inspector's decision letter for the 08/03357, she stated:-

“Para 4 ....The proposed building would adhere to the prevailing front building line along this part of Madeira Avenue.”

The agreed application 10/01006 also respected the building line.

Although this new proposal is slightly less intrusive on the building line than 20/01955, it would still move the building line forward by 20cm (as far as we can assess without access to all necessary drawings) compared to 10/01006 which would contribute to the proposal being extremely dominant in the street scene with a particularly dominant and imposing south flank as one travels north along Madeira Avenue.

Essentially the topographical constraints (and the expense of excavation) of this site means that unacceptable pressure is being put on both the building line and the street scene, which rather demonstrates that this proposal is an overdevelopment of the site.

### **Height**

The DAS (Page 7) claims that the proposal would 'only' be 2.25m higher than the existing house. This is demonstrably wrong using the applicant's own data. Application 10/01006

included survey information (Council document reference number 1094500) which showed the (datum point) height of the existing building to be 61.29m. Drawing 2684666 shows the new elevation heights: 61.04 to second floor level + 2.4 for room height+ 0.6 for roof structure making 64.04m in total. **This is 2.75m more than the existing building**

The Inspector's decision letter for 08/03357, also stated:-

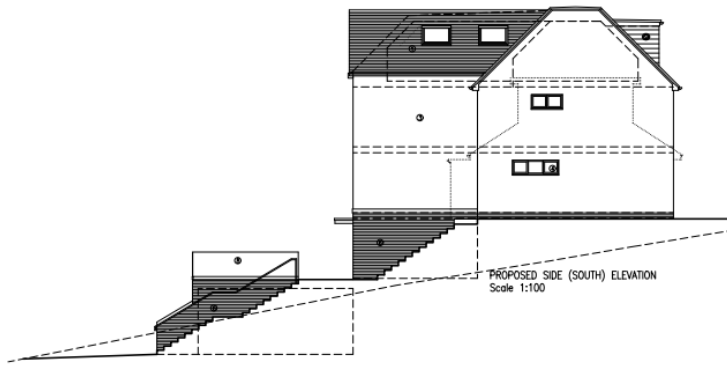
“Para 4 The width and ridge height of the building would respect that of other buildings in the locality and **the ridge height would fall between that of the adjacent dwellings.**”(my emphasis)

Although this proposal claims a reduction of 0.5m compared to 20/01955 it is still too high and we make the following observations: -

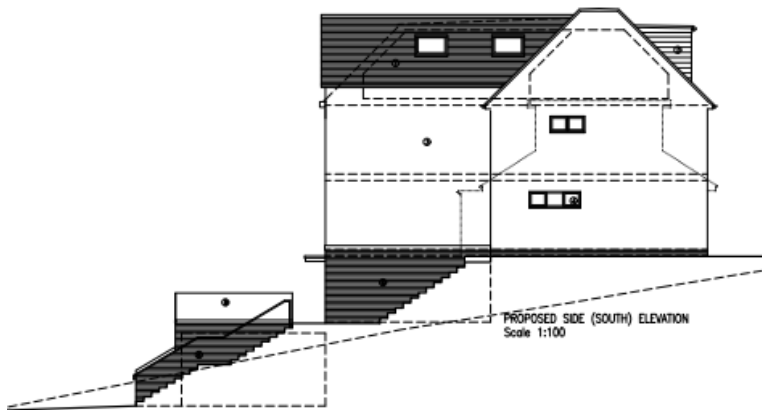
- Its height would not “*fall between that of the adjacent dwellings*” as it is still higher than Kimberley Terrace – see schedule.
- It would be approx. 13.95m high compared to 11.93m of the permitted 10/01955 – ie about 2m(!) taller than what the Inspector thought reasonable – see schedule in the appendix
- the ridge of the new proposal would extend for the full width of the property whereas in the two previous permitted applications this was not the case. In addition, the two front gables would bring the maximum height right up to the main front elevation to a greater extent than the permitted applications leading to much greater negative impact in the street scene
- The claimed reduction in height of 0.5m overstates the apparent reduction in height as seen from street level. Some of the height reduction relates to the removal of a roof void to the rear of the property which would have no impact on the street scene
- The proposal would consist of 4 storeys of accommodation plus a level of garages. This would be unprecedented in Madeira Avenue

All this again would lead to a more and unacceptable imposition on the street scene with an unacceptable bulk and mass.

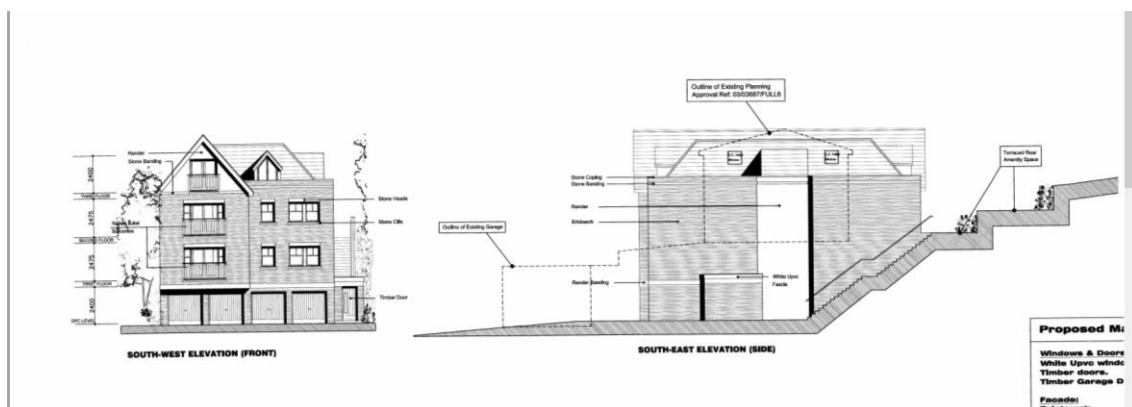
The drawings below demonstrate all this.



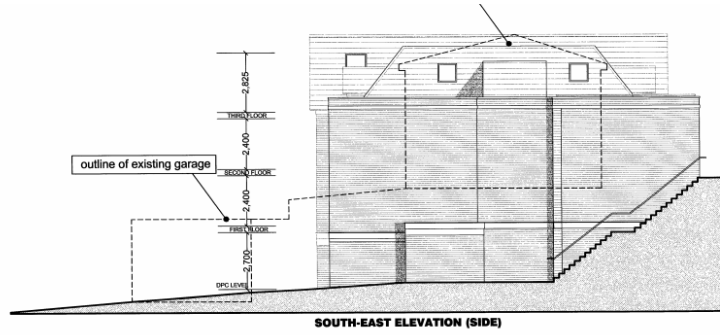
Above 20/04942



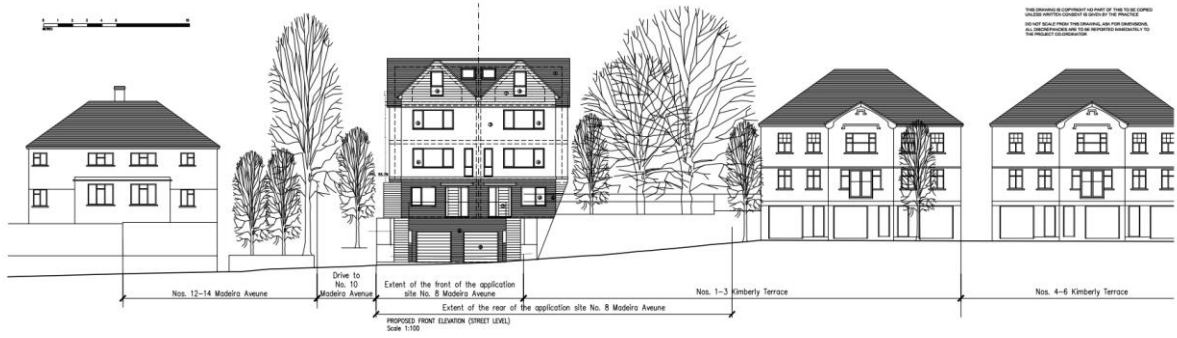
above 20/01955



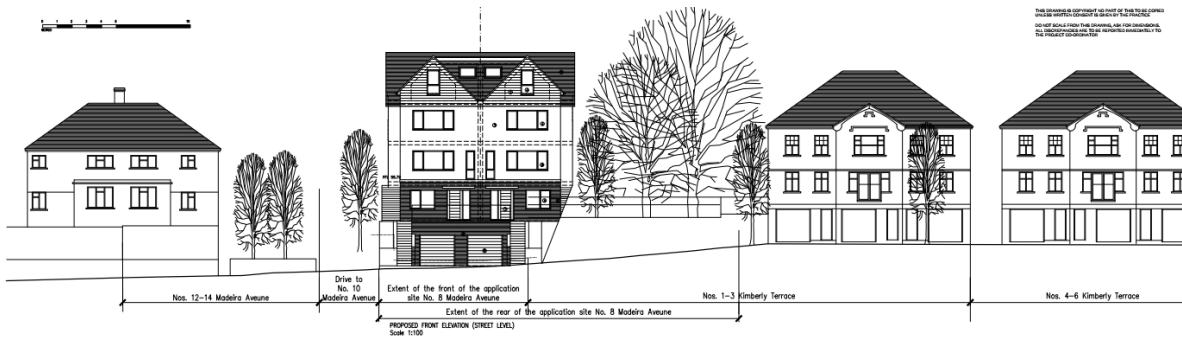
above 10/01006



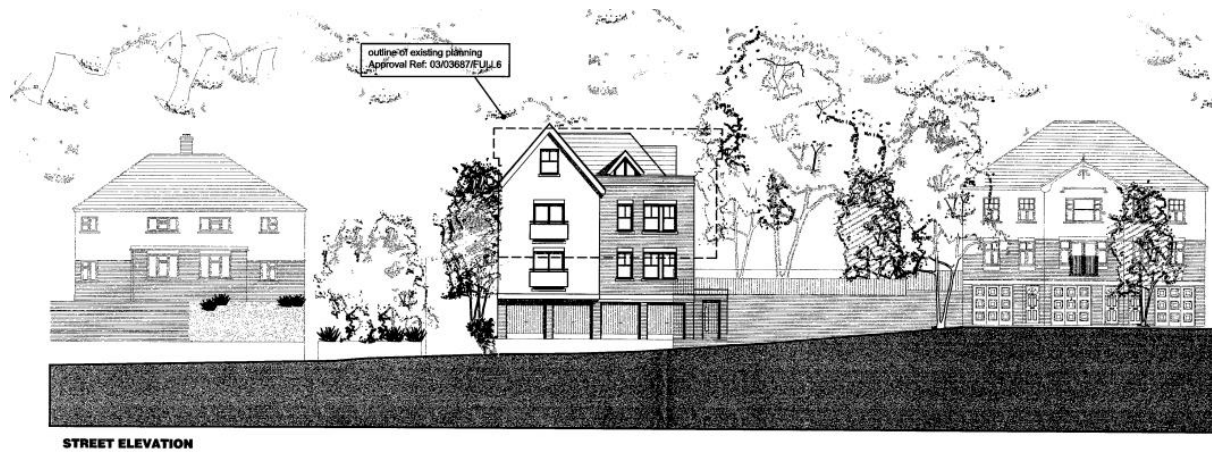
*Above 08/03357*



*Above 20/04942*



*Above 20/01955*



*Above:- 08/03357*



*Above:- 10/01006*

### **3. Precedent**

The proposal would consist of four storeys of accommodation (itself unprecedented in the road) together with garages underneath them. As such it would present five storeys of built form very close to the road which would be extremely imposing and overly dominant in the street scene. As such, the proposal would set a very unwelcome precedent.

### **4. Design and Access statement**

The Design and Access statement claims the proposal would be on the same foot print but this is clearly not the case. The proposal would be much further forward than the existing building.

### **5. Overlooking and loss of privacy**

Unlike the previous 2010 application, the proposed rooms nearest the north west corner of the garden of 1 Kimberley Terrace are now a study and living room, rather than bedrooms. Thus, the potential for overlooking down and into the garden with a concomitant loss of privacy is significantly increased which would be unacceptable to the neighbours.

## **6. Soft landscaping**

There appears to be no provision for soft landscaping at the front of this property which would be essential to soften its impact. In any event shrubs would be insufficient and a substantial tree would be needed.

It is not clear what the front boundary treatment would be or how this and any essential landscaping might affect vehicle turning, thus requiring vehicles to exit in reverse. In turn this would impact on sightlines and we wonder whether this has been previously considered.

## **7. Cycle storage**

Given the need to respond to Covid, the storage space for the number of bikes needed by all residents is noticeably inadequate. The plans show that 4 could be stored but this is likely to be inadequate where every member of a family might be expected to have a bicycle

## **8. Occupancy**

Although stated as being for 7 people, it is clear that if:-

- the play room and study were repurposed, and
- the single bedroom (No 5) was repurposed as a double (it is big enough),

each house could have as a maximum 11 occupants thus 22 in all which would bring significant pressure to bear on an already over-parked street.

## **9. Refuse**

I am concerned that the current shown arrangements for waste storage is inadequate and would appear very unsightly in the street scene.

Yours faithfully


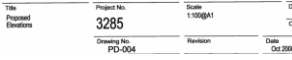
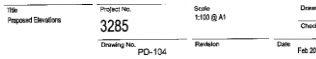
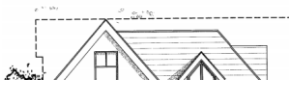
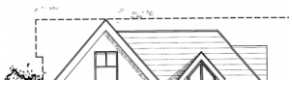

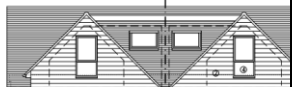

# Appendix

## 8 Madeira Avenue

### Comparison of various applications

NB References to drawings are LBB reference numbers obtained from website. Where helpful a screenshot is provided of the actual drawing reference as written on the plan.

Feature	Existing	8/03357	10/01006	20/01955	20/04942																																
Status	Existing	Permitted after Appeal	Permitted	Refused	Pending decision																																
Ridge height per survey	61.29	Not available	Not available	64.54 approx  drawing ref 2573021  <table border="1"> <tr> <td>Project Ref.</td> <td>Drawing no:</td> <td>Revision:</td> <td>Date:</td> </tr> <tr> <td>2002</td> <td>03</td> <td>A</td> <td>JAN 2020</td> </tr> </table>	Project Ref.	Drawing no:	Revision:	Date:	2002	03	A	JAN 2020	64.04 approx  Drawing ref 2684666  <table border="1"> <tr> <td>Project Ref.</td> <td>Drawing no:</td> <td>Revision:</td> <td>Date:</td> </tr> <tr> <td>2002</td> <td>03</td> <td>B</td> <td>JAN 2020</td> </tr> </table> <p>NB Kimberly Terrace is 63.39m</p> <p>Drawing Ref 1094500</p> <table border="1"> <tr> <td>DRAWING NO.</td> <td>08/0817</td> <td>SHEET SIZE</td> <td>A1</td> </tr> <tr> <td>DATE OF ISSUE</td> <td>JUNE 2008</td> <td>CHECKED</td> <td>IST</td> </tr> <tr> <td>SCALE</td> <td>1:200@A1</td> <td>DRAWING NO.</td> <td>DR/0817-11</td> </tr> <tr> <td></td> <td></td> <td>ISSUE</td> <td>R</td> </tr> </table>	Project Ref.	Drawing no:	Revision:	Date:	2002	03	B	JAN 2020	DRAWING NO.	08/0817	SHEET SIZE	A1	DATE OF ISSUE	JUNE 2008	CHECKED	IST	SCALE	1:200@A1	DRAWING NO.	DR/0817-11			ISSUE	R
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<b>Max Height of building</b>	5.83m for two habitable stories; 10.82m from garage floor to flat roof. Drawing Ref 1094500  	11.930 m approx. Drawing ref 1041436  	11.930m approx Drawing ref 1094499  	14.450 approx Ref as above	13.950 m approx. Ref as above  <b>NB Kimberly Terrace is 11.54 m</b>
<b>Stores of accommodation</b>	2	3	3	4	4
<b>Roof profile</b>					
<b>Distance from mid point of front boundary to main elevation</b>		12.40m approx  Distance established from drawing below and measurement on the ground	12.40m approx  Distance established from drawing below and measurement on the ground	11.2m approx	12.2m approx (NB while main elevation is pushed back 1m compared to previous application 20/01955, the garage doors are in the same place) In any event, still 20cm further forward than previous permitted application



		<b>Drawing ref 1041436</b> <small>Title: Proposed Elevations</small> <small>Project No: 3285</small> <small>Scale: 1:100@A1</small> <small>Drawing No: PD-004</small> <small>Revision</small>	<b>Drawing ref 1094499</b> <small>Title: Proposed Elevations</small> <small>Project No: 3285</small> <small>Scale: 1:100@A1</small> <small>Drawing No: PD-104</small> <small>Revision</small> <small>Date: Feb 2010</small>	<b>Drawing ref 2573019</b> <small>PROPOSED FLOOR AND ROOF PLANS</small> <small>Project Ref: 2002</small> <small>Drawing no: 02</small> <small>Revision: A</small> <small>Date: JAN 2020</small> <small>Scale: 1:100@A1</small>	<b>Drawing Ref 2684665</b> <small>PROPOSED FLOOR AND ROOF PLANS</small> <small>Project Ref: 2002</small> <small>Drawing no: 02</small> <small>Revisior: B</small> <small>Date: JAN 2020</small> <small>Scale: 1:100@A1</small>
<b>Max Occupancy</b>		16 people	16 people	14 people as drawn However, 22 people is possible counting a so-called single room as a double (the so-called singles are bigger than a double), the playrooms as doubles and the 'studies' as a single bed	14 people as drawn. However, 22 people (this includes counting a so-called single room as a double (the so-called singles are bigger than a double), the playrooms as doubles and the 'studies' also could be used as a single bed (they are just big enough to meet min standards)
<b>Garage length</b>				5.225m	6.225m