

List of issues for 74 Madeira Avenue

Parking survey document

It's not clear what this document is showing but presumably red is for a parked car and green is for a space. The applicant did not do a survey during the weekend or in the evening. Madeira Avenue is parked solid in the evening and because the road is narrow, it is particularly difficult to do a three point turn. In addition, this proposal would result in the loss of two on street parking places, which the street cannot afford.

Design And Access Statement

The property would be out of character (council policy BE 1) because:-

- It would be the only block of flats in the entire road.
- It would be the only building with four storeys of accommodation in the entire road (the block of flats called Falcon House is actually in Highland Road)
- The area is characterised by two storey detached houses

Elevations

The front elevation is too big by comparison with the neighbouring properties – it would be the only property in the road with four stories of accommodation.

The front elevation would be very imposing in the street scene particularly as it is not mitigated by any soft landscaping and whilst respecting the building line of the existing bay window, this bay window itself was already ahead of the general building line in the road, and is of course only 1 storey high, not 4.

Amenity

The street scene would be significantly altered for the worse. No other property in the entire road has its front garden made over entirely to hard standing. No soft landscaping to the front is envisaged which is completely unacceptable and out of character to the area.



Above: an artist's impression showing 5 cars and no soft landscaping to the front.

The property extends far too far to the rear and will lead to the neighbours feeling dominated, and to the north, thrown into shadow. The overlooking rear windows will lead to a loss of privacy to neighbours.

Future occupants

The fenestration to some major rooms appears inadequate.

Refuse collection

There is no acceptable area to store refuse on the front curtilage as this is given over to car parking

Inadequate Documentation

The applicant has not supplied sufficient information to assess fully how the proposal would sit relative to its neighbours (ie a more comprehensive site plan is needed showing neighbouring foot prints).

In addition an arboricultural report would be helpful.