

Billingford Elstree Hill 21/01294

We object to this planning application. While the site could be redeveloped with a more modest proposal this particular proposal is unacceptable.

Cramped over-development

The substantial increase in proposed mass and bulk is clearly evident and reflects the more than doubling of Gross Internal Area. We believe this is excessive. The strained and unnaturally shaped external spaces demonstrate clearly the sense of overdevelopment

This sensitive corner site would have very prominent 3 storey gables and a large flank wall very close to the curtilage. This, together with a significant increase in bulk and mass close to the road, would completely change the character of the plot.

The previous application, dismissed at Appeal was for 9 bedrooms for 14 people. This application is for 11 bedrooms for 19 people. Occupancy could be further increased if the Home Work spaces in 3 units were used as bedrooms.

South East London Green Chain Bromley Local Plan Policy 54

This proposal would harm the character and function of the Green Chain by increasing the sense of urbanisation in this section of the road. There is little possibility of effective screening to maintain the sense of being in a green corridor as there would be little free land at the front of the properties. We would note that the existing owner has already done much to damage the view by removing much soft landscape in recent weeks.

Relationship to No 27 Elstree Hill

Although an attempt has been made to address the overbearing/daylight issues for No 27, the outlook from No 27 is already highly constrained so any further diminution is a very unwelcome loss of amenity for this very sensitive site. Para 11-13 of Appeal Decision APP/G5180/W/15/3135093 regarding application DC/15/01673/FULL1 refers;

Car parking

Lack of car parking (5 spaces, 19 people) would promote on street parking to the detriment of pedestrians for whom there is no footway. This road has seen significantly more foot traffic in the last year as people are particularly making use of the improvements at Beckenham Place Park.

Soft landscaping

There is a lack of space of any meaningful soft landscaping at the front (and indeed no landscaping plan has been submitted). This would further erode the sylvan quality of this end of Elstree Hill. Building close to established trees would result in pressure to fell them in due course which would also erode the street scene.

Street scene

The bland flank wall close to Kirkstone Way would increase the sense of enclosure in this narrow road and thus be detrimental to the appearance and character of that road as was noted in Para 5 of the Appeal Decision APP/G5180/W/15/3135093 regarding application DC/15/01673/FULL1.

Yours faithfully

