



Dear Sir

22/00347/FULL2 | Change of use from family house C3 TO 7 SELF-CONTAINED FLATS (BEDSIT) | 79 Coniston Road Bromley BR1 4JA

We object to this application

Incorrect description of proposal

During the consideration of 21/04048/FULL2 (Change of use from 6-bedroom dwelling and outbuilding to HMO for 9 to 16 person) it was noted that the rear dormer did not have planning permission and this is now being investigated under 21/00919/OPDEV Unauthorised Works.

Thus, the current application seeks retrospective permission for the dormer, and this fact should be noted in the description.

Accommodation

Accommodation would be the worst we have ever seen in a proposal – many of the units fall far short of minimum space standards and on this ground alone this application should be refused (Bromley LP Policy 9)

Occupancy

The application speaks of up to 9 people occupying this property. We assume that this would mean 3 people in Unit 1 and 1 in each of the other 6.

Parking

Pressure on parking is likely to intensify in an already heavily parked road. When the previous extension 18/00716/FULL6 was granted permission in 2018, the following condition was applied: -

Before commencement of the use of the land or building hereby permitted parking spaces and/or garages and turning space shall be completed in accordance with the approved details and thereafter shall be kept available for such use and no permitted development whether permitted by the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any Order amending, revoking and re-enacting this Order) or not shall be carried out on the land or garages indicated or in such a position as to preclude vehicular access to the said land or

garages.

Reason: In order to comply with Policy T3 of the Unitary Development Plan and to avoid development without adequate parking or garage provision, which is likely to lead to parking inconvenient to other road users and would be detrimental to amenities and prejudicial to road safety

Construction

It is of concern to note that according to the applicant's own application form, works have already been completed. Thus, the whole application would appear to be retrospective.

Your sincerely

Clive Lees

Planning Officer

Ravensbourne Valley Residents

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