



5 November 2022

Dear Sir,

Objection:- 22/03878/FULL1 | The construction of 2no. 4bedroom dwellings with associated parking. | 14 Highland Road Bromley BR1 4AD

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

We **object** to this application which we note is to the rear of 14 Highland Road which has previously been subject to 2 enforcement cases, 18/00061/BRCOND and 14/00149/PLANS.

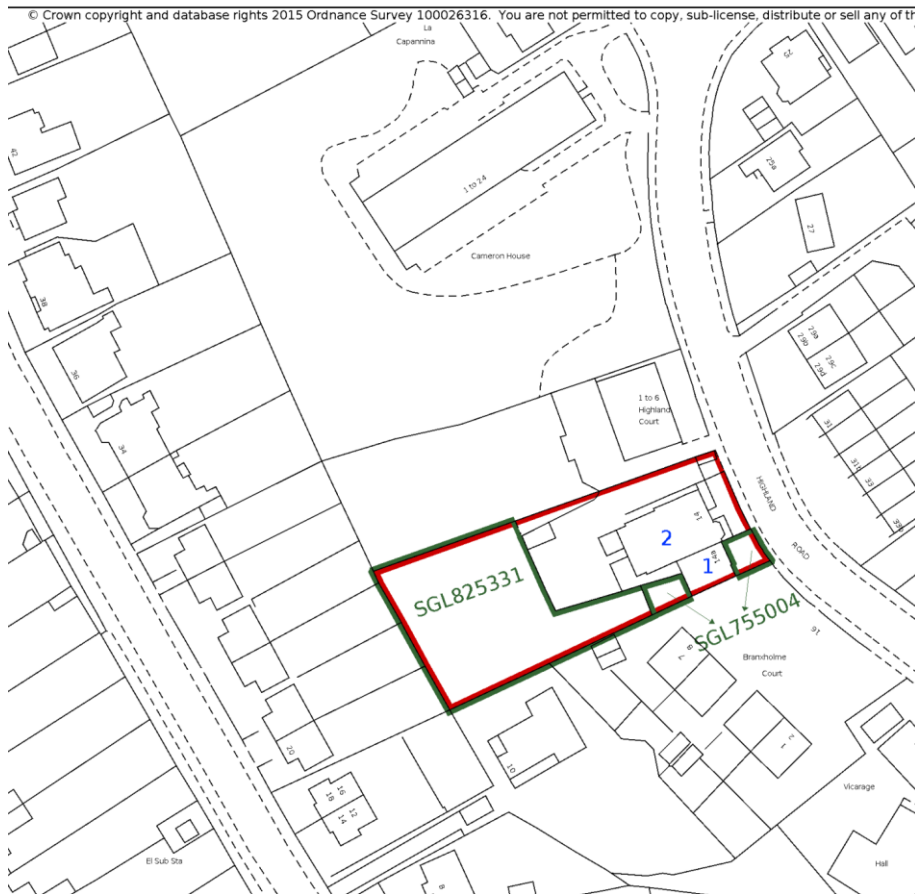
This application is one of the poorest applications we have seen due to the lack of information provided. We believe this lack of information has the effect of disguising how unfeasible, unrealistic and unsatisfactory this application actually is.

Site location plan

This appears to be inaccurate. A search of the Land Registry shows the following parcels of land and relevant Title Numbers: -

HM Land Registry
Current title plan

Title number **SGL459571**
Ordnance Survey map reference **TQ3969N**
Scale **1:1250**
Administrative area **Bromley**



This is quite different from what is shown in the submitted location plan: -

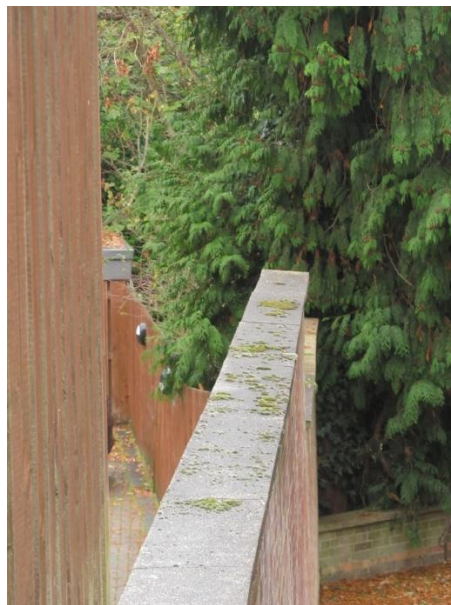


Secondly, a site visit suggests that the real boundary to the property is more like this:-

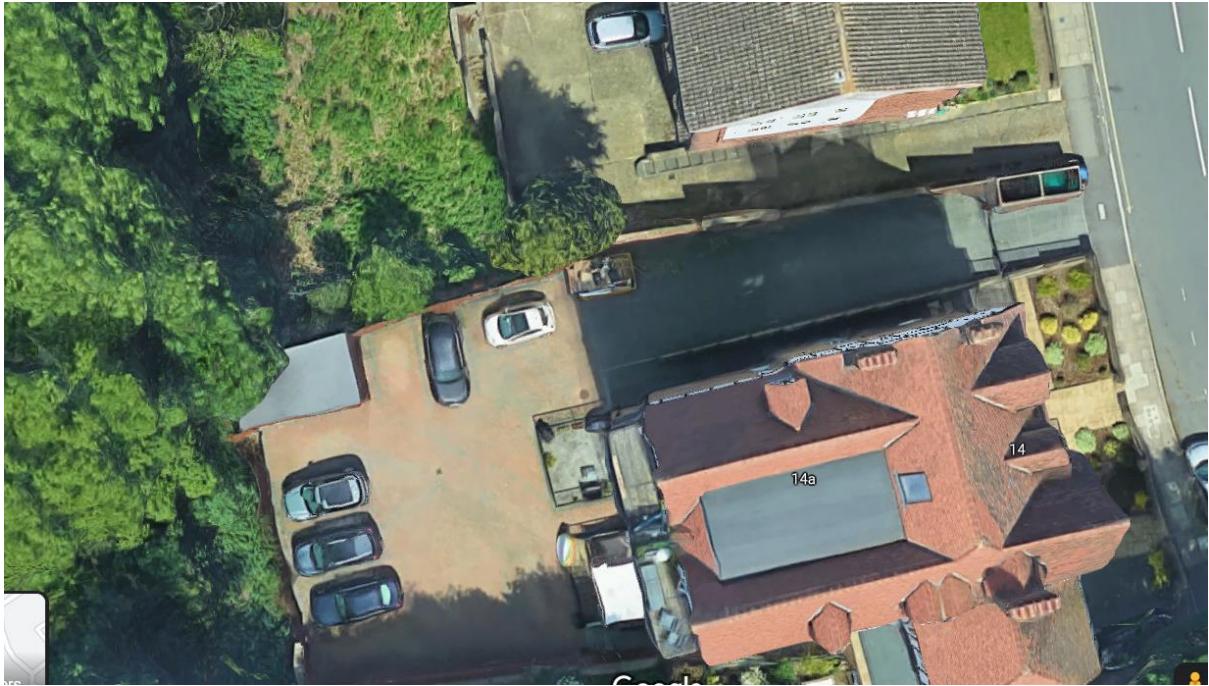


Blue line: accurately shows boundary per fence line seen on a site visit

Orange Line: assumed continuation of boundary shown in blue



Above: Boundary between 14 Highland Road and Highland Court to the north. Here we see the boundary wall and then, at an angle, the boundary fence, against which the cycle shed abuts.



Above: boundary from a satellite view.

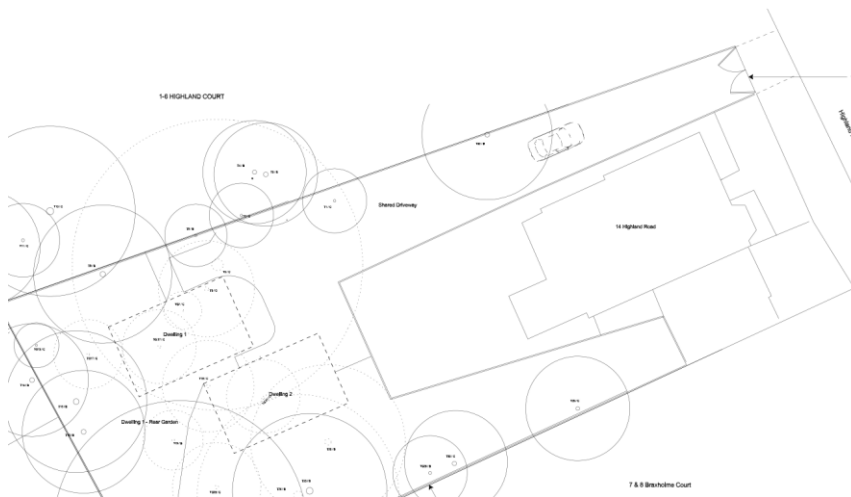
As such, the site plans are inaccurate and this especially impacts on the so-called shared driveway. It also represents a ‘land grab’ of the garden at Highland Court.

An accurate, dimensioned drawing of the plot is essential

Cycle shed

The existing parking area includes a covered bike shed which was required by condition for an earlier application (and subject to enforcement action). It can be seen from the plans that this proposal would remove the cycle shed to make way for the shared drive. We would point out that according to the Land Registry, the cycle shed is on a different plot of land (Land Registry Title Number) to that proposed as the site of the new houses.





Above: shared driveway removes the cycle shed

Parking

9 car parking spaces are required by a previous planning consent for 14 Highland Road, yet this application envisages removing 3 to provide a shared driveway. Furthermore, existing Leaseholders have rights to identified and numbered spaces so there is no way to actually legally provide for the shared driveway.

Because of the boundary line mentioned above, car parking for Dwelling 1 would appear to be on land actually owned by the neighbouring Highland Court(!)



Above: existing parking spaces

Site access

Because of existing parking rights there appears to be no way of actually accessing the proposed site because any new driveway would necessarily require the removal of an allocated parking space(s), which the leaseholder(s) is unlikely to allow.

Drainage

Thames Water must be consulted. We understand that drains from the existing 14 Highland Road are already pumped uphill to the road, so it is not clear at all how drainage would be managed from the proposed houses.

LDP Policy 3 Backland development

This proposal is obviously backland development and would result in the loss of landscaping and natural habitat. Further, the siting of 2 houses in the garden of a locally listed property is inappropriate

Loss of trees

It is deeply concerning that this application proposes the loss of trees in an area covered by a blanket TPO. This woodland has enormous value and piecemeal erosion should be stopped. Any development into the wooded area would set a terrible precedent and must be avoided.

Topographical report/study

There is no topographical report. The garden area is very steep for the majority of it. Looking from the road, the land falls steeply from left to right and very steeply front to back. Because of this, it is completely unclear how the two proposed properties would, height-wise, relate either to each other, or with surrounding buildings, or existing ground levels.

Protected wildlife

Residents report sightings of badgers and bats and a survey must be prepared to consider what impact this proposal would have. We provide evidence at <https://twitter.com/RVResidents/status/1589305605629808642>. There are springs, we believe, towards the rear of the property (or over the rear boundary) and as such a new survey is indicated.

Living space

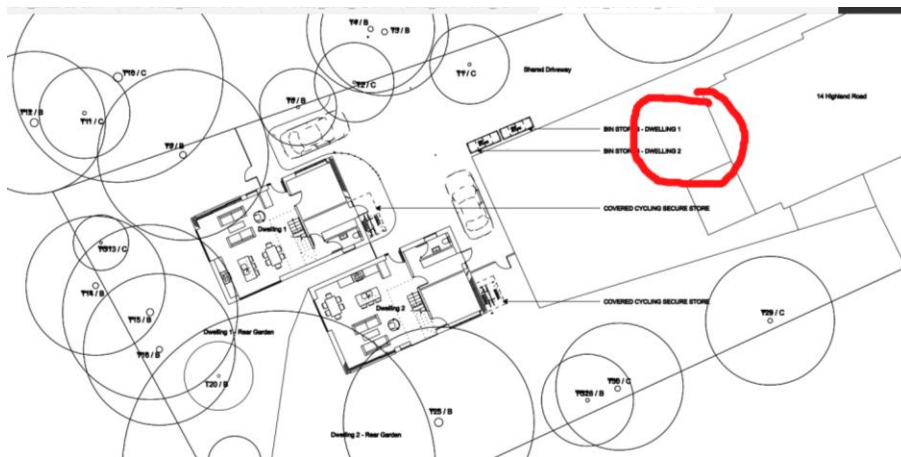
The living space within the proposed properties looks inadequate for up to 8 people per property.

Bin stores

Again, these are proposed on land that does not appear to be part of the development site, per the Land Registry. Secondly, it is not clear where these bins might be left on collection day or how the bin store would interact with car parking spaces.

Inaccurate plans of 14 Highland Road

Part of the existing building is missing from the plans:-



Loss of amenity

Existing residents of 14 Highland Road would clearly suffer a significant loss to their outlook.

Further, because of the lack of information, it is not clear how the proposal would relate to the existing properties in Madeira Avenue and whether it would give rise to unacceptable overlooking and dominance.

Other matters

Because of the natural springs, steep hillside, proposed loss of trees and alterations to ground hydrology we are concerned that the steep hillside may become unstable with serious impacts for existing properties.

Yours faithfully

Ravensbourne Valley Residents

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