

Dear Mr. Wilson,

**14/04810/OUT | Demolition of existing buildings and erection of a 4 storey detached building comprising 11 flats (7x one bed and 4 x two bed) with landscaping and parking
OUTLINE APPLICATION | 4 Oaklands Road Bromley BR1 3SL**

We object to this application.

Internal living conditions

We note that in a number of flats there isn't even a proper area for eating and the only provision for this appears to be a 'bar stall' type of arrangement.

We also note that the flats on the front right side of the building, as one looks at it, will have their daylight significantly reduced by tree T1.

Bulk and mass

This proposed building along with the neighbouring 6 Oaklands Road would together present a monolithic and dominating mass in the street scene. Together they would be inappropriate and out of character with the area. We are also concerned that the side spacing is inadequate for this size of building, given the neighbouring 6 Oaklands Road.

Trees

We are particularly concerned about tree T1 which will have its roots significantly affected by any proposed building. We are also concerned about the proposed loss of two large trees T 13 and T14, both covered by a blanket TPO.

Parking

With a design occupancy of 30 people, the parking appears inadequate which will inevitably result in a rise in on street parking. This area is already very heavily parked by commuter parking.

Cycle parking

This appears to be insecure.

Height

We are concerned that the plans do not show the final height of the building. We notice that they do not include a 'lift overrun' which will increase the height of the building.

External materials

Given the quality of building that the proposed building is replacing, we would ask that, should permission be granted, the highest quality of external materials and detailing on the front elevation be required.

For these reasons we should be grateful if you would refuse permission.

Yours sincerely