



31 October 2021

Dear Sir,

**21/04617/FULL1 | Erection of three storey residential building comprising 3 no. one bedroom residential flats with refuse storage at lower ground floor level and first and second floor balconies, formation of vehicular access and 3 no. car parking spaces, cycle storage and associated hard and soft landscaping. | Land Adjacent To 37 To 45 Oaklands Road Bromley Hill Bromley**

We object to this application.

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

### **Overdevelopment**

This proposal is an overdevelopment of a narrow site that forms an important 'green corridor' alongside the A21 main road. It is proposed to build to within 1.3 metres of the highway (see document 'Proposed Site Layout') which would be wholly unprecedented in this stretch of the A21.

The building itself would present what is effectively a basement level plus three storeys and a roof to viewing from the A21 which would be a highly intrusive element in the otherwise verdant street scene. Further, a long 1.8m high fence along the eastern boundary of the site would further harden the street scene along the A21 in a most uncharacteristic way.

The proposal would represent a significant hardening of the corridor and create an unwelcome precedent which would likely see further development to the very edge of the highway.

Further evidence of an overdevelopment is provided by the very small size of the flats themselves which, in one instance only match the minimum necessary of 50 m<sup>2</sup>.

On the west boundary, the space between the proposed building and the boundary is a mere 1.05 metres which would not reflect the spacious nature of the area.

### **Car parking**

It is not clear how the car park could be adapted to provide a wider disabled space.

In addition, we are concerned that no details have been provided about how the car park could be screened from the road and we quote, as a precedent, the Inspector's comments for a dismissed appeal a short distance away at another property in Oaklands Road: -

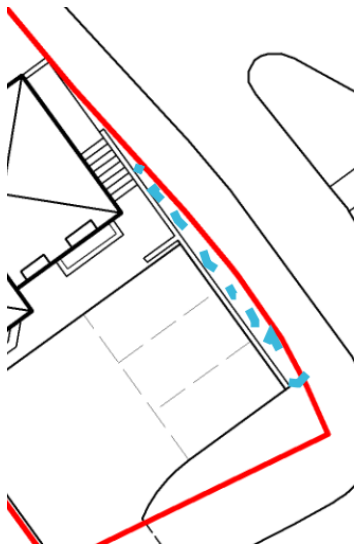
"The proposal also includes for dedicated parking bays to the front of the property. This element of the proposal would introduce an extensive area of hard standing to accommodate the parking. The prominent location and the number of formal parking bays proposed would also be at odds with the general character and appearance of the frontage to the residential properties along Oaklands Drive [*sic*]. I share the concerns raised by the Ravensbourne Valley Preservation Society that this arrangement **would have a materially harmful effect on the overall street scene.**" [*my highlight*]

*Appeal Ref: APP/G5180/W/14/3000441, Oakdene, Oaklands Road, Bromley BR1 3SL. Application Ref DC/14/01844/FULL1, dated 29 April 2014*

### **Soft Landscaping**

No details have been provided and we are also concerned about the appearance of the proposal in the Oaklands Road street scene, especially given the need to screen the car park.

Also, the drawings identify an effectively orphaned strip of land (dotted light blue below) and it is not clear how this area will be treated.



### **Environmental issues**

We note that no PV electricity generation is anticipated whilst connection to the gas main is intended. This seems inappropriate when all houses should now be built to run on electricity using heat pumps.

## **Materials**

Side elevations are particularly unattractive as there is little if any articulation, variation or features of architectural interest. Were permission to be granted, we would suggest, without prejudice, a condition to introduce patterning within the brickwork, a string course or two and attractive window cills and arches.