



10 June, 2014

T Finlayson,  
Planning Department,  
Bromley Council.

Dear Mr. Finlayson,

**Oak Dene, Oaklands Road - 14/01844.**

Ravensbourne Valley Preservation Society is a residents' association of approximately five hundred subscribing members based in Shortlands. Full details about us can be found here [www.rvpsbromley.org](http://www.rvpsbromley.org).

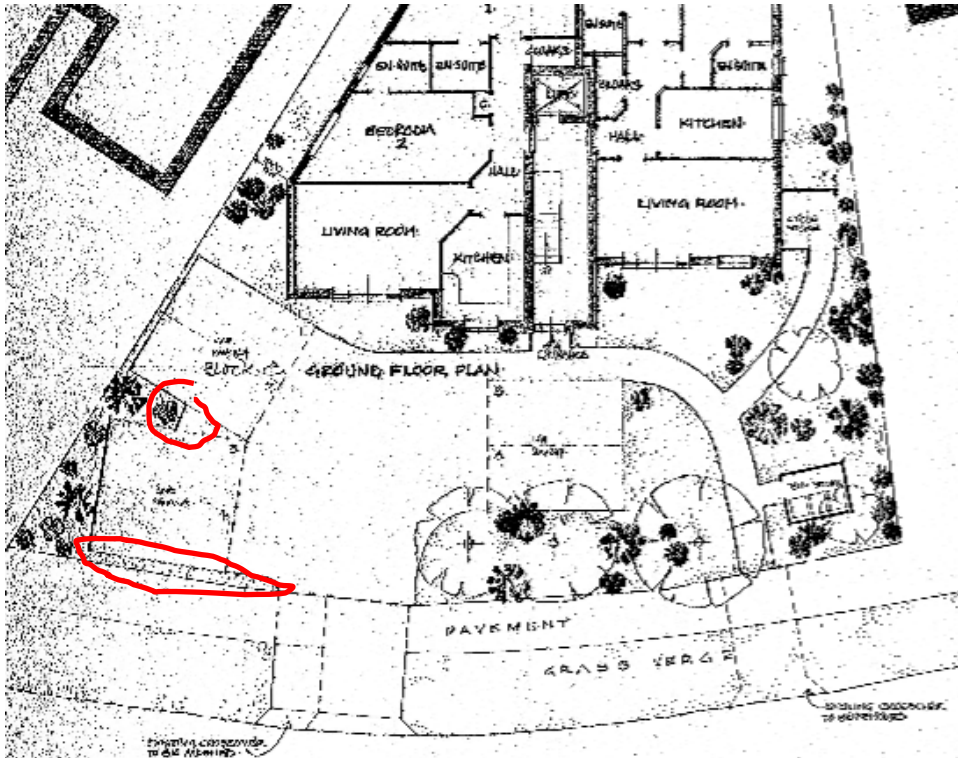
We object to this application on the grounds that it would represent a cramped overdevelopment of the site leading to a number of specific problems.

**Parking**

The plan envisages only five parking spaces whereas there are six flats with a design capacity of 20 people. The fact that the ratio of parking spaces to flats is less than 1 to 1 clearly indicates that this is an overdevelopment.

The parking area itself would be cramped and difficult to manoeuvre in. We are concerned that the frontage of the property would simply look like a parking lot and that there would be insufficient room for screening on the front boundary. Whilst the plans show screening on the front boundary, we are concerned that any new planting would not survive the needs of cars to manoeuvre in and out of the property.

In this regard, we cite the case of 113 Foxgrove Road, a property that was also developed by PJ Supplies Limited. The plans for this property showed screening as shown in the diagram below.



However, the car park has proved to be very cramped and although there was a Condition for screening on the front boundary, the shrubs have been removed to enable cars to access the cramped parking spaces. The property is currently subject to enforcement investigation/action in this regard, reference EN/14/00103. The pictures below show the gradual removal of the screening on the front boundary to the point that almost nothing remains. We fear the same will happen at Oak Dene.



*Above, the feeble selection of shrubs with some missing towards the right hand side.*



*Gravel has now replaced some of the shrubs*



*The current situation: so much for screening.*

### On street parking

The lack of parking on the application site will worsen the already difficult on street parking situation. Recently, excessive on-street parking resulted in an additional yellow line being painted on the corner of Oaklands Road opposite the Mission Care Home. In addition, a consultation to extend the nearby residents' parking scheme was carried out earlier this year in the Oaklands Road area to try to address the excessive parking. The situation would only be exacerbated by this development. The new yellow line and the consultation prove the existence of parking difficulties in this area.

### **Side space**

There would be a significant diminution in the spatial standards of the area were this property to be developed.

At present, there is adequate side space around the existing property but development would result in minimal side space. This contrasts to the situation on either side of the application site where there is very generous side space as these pictures show: -



## **Trees**

There would also be a loss of trees at the site, which is covered by a Blanket Tree Preservation Order. Unfortunately, the Arboricultural report does not provide an accurate map so we cannot tell which three trees would be felled if this application were given permission. However, we believe that two of the trees that are identified for felling would be two that were recently saved from felling when an application (13/00312/TPO) to do just that was recently refused.

## **Loss of privacy**

The proposal would result in considerable loss of privacy for neighbours as a result of the great increase in the number of people who might look down, across and into private gardens. Whilst the current house only has a minimal number of windows at the rear on the first floor, the proposal has windows to 9 habitable rooms on the first or higher floors. Most of these windows are actually Juliet balconies further exacerbating the loss of privacy.

## **Height**

We are concerned that it may not be possible to provide a lift overrun at the top of the building within the proposed roof profile which will result, we would expect, in a further application to put a lift overrun on top of the proposed roof. This would result in an unacceptable increase in the height of the property together with an unattractive visual feature (i.e. the structure containing the lift overrun) in the street scene

For all these reasons we ask that you refuse Permission for this development.

Yours sincerely,

Planning Officer to RVPS