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Tewkesbury Lodge Estate Residents' Association

Member of the London Forum of Amenity and Civic Societies

Chair: David Lowe

Vice Chair: Valerie Ward

Treasurer: Dagmar Vesley

Membership Secretary: Daniel Bailey

Please reply to: 6 Tewkesbury Avenue
Forest Hill, London
SE23 3DQ

Date: 4 October 2013

For the attention of: Geoff Whittington

Reference: DC/13/84386

Dear Mr Whittington,

Please find below our objection to the above referenced planning application for 51-53 Canonbie Road.

The Tewkesbury Lodge Estate Residents' Association (the 'Association') has existed for over 50 years and one of its aims is to protect and preserve the quiet residential character of the neighbourhood for the benefit of the Association's members and all the other residents of the Tewkesbury Lodge Estate.

Background

The development proposal is to demolish the existing building at 51-53 Canonbie Road (herein 'the site') and the construction of:

- One part single / part two storey, 6 bedroom house (House 1) and
- One part two / part three storey with basement, 7 bedroom house (House 2) including a single storey outbuilding at the end of the rear garden with covered side passageway, together with roof terraces and balconies.

Whilst the proposal is an improvement upon the two previous applications for this site, the Association is still disappointed that this application will result in the loss of the existing building, as the current building has its own unique character.

Objections

The Association, on behalf of local residents, objects to this planning application, on the grounds given below.

Potentially misleading drawings and plans / over-development of the plot

1) Having reviewed the plans and drawings made available on the Council's website for this application, it seems to show that one of the houses has only 4 bedrooms and the other with 6-7 bedrooms (one room indicated as a bedroom does not seem to be big enough for a bedroom).

None of the drawings appear to state the height of the proposed houses, as a comparison against the existing height of the current property, to enable an evaluation of the massing of the proposed houses in the streetscape of Canonbie Road. There is, therefore, a potential for over-development of the plot. Furthermore, it is difficult to evaluate the suitability of living accommodation as the drawings do not show any furniture in the rooms or the door openings.

2) Under the Councils Local Information requirements for a planning application, any proposed development on a sloping site (as Canonbie Road is) requires details of site levels and finished floor levels for the existing and proposed sections. The elevation plans that are provided give distances between the proposed houses and the next house. This is misleading as the distances given should be between the proposed houses and the boundary line.

Negative impact on streetscape

3) We feel that this development will have a detrimental impact on the streetscape of Canonbie Road, in respect of two modern designed houses situated in a line of 1930's houses, and a traditional style design would better suit the surroundings.

Loss of amenity to 55 Canonbie Road

4) We object to the long rear addition to House 2 and its major impact on the structure and height of the boundary wall to 55 Canonbie Road. The use of the room at the end of this addition is not defined. This seems an unnecessary addition to the house with significant impact on the neighbouring property and should be omitted from the design.

There appears to be an overlooking issue from the rear (side facing) bedroom of House 2 into 55 Canonbie Road. We believe that (as someone that has lived in the house most of her long life) the neighbour will lose significant light in her conservatory from the large house and her city views.

Our conclusions

Without complete and adequately detailed plans and cross sections being provided we feel that a full and proper evaluation of this proposal cannot be made and therefore this materially disadvantages local residents in making an informed decision on this application. Furthermore, clarification should be provided regarding the layout of House 1 to show where the additional two bedrooms would be. If detailed plans are not submitted, then there is no evidence to show that the living accommodation would meet the London Housing Design Guide.

We therefore conclude, taking in to account all of the above, that the Council should reject this application.

Yours sincerely,

David Lowe
Chairman

For, and on behalf of, Tewkesbury Lodge Estate Residents' Association