



Dear Sir/Madam,

24/04242/FULL1 | The erection of a three-bedroom, self-build eco-home (dwelling house) with associated amenity space, hard and soft landscaping and car parking for one vehicle. | 14 Highland Road Bromley BR1 4AD

We **object** to this application.

We are a residents' association of approximately 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.

Policy 3 Backland and Garden Land Development

The proposal does not meet all the requirements of Policy 3.

The development would negatively impact on the character and context of the site which is a swathe of original and largely undeveloped woodland on the steep sides of the Ravensbourne Valley.

There is potential for significant loss of amenity to the residents below the site in Madeira Avenue by way of being overlooked from a much higher level and from the potential for noise from the extensive raised decking areas. This would especially be the case in winter when leaves would have fallen.

Because the proposal would be in residual woodland, there must be some question over whether there would be sufficient daylight in the property leading to substandard accommodation

The proposal would also set an unwelcome precedent for further development in this woodland.

Mass

The building is of two storeys but, in parts, on stilts making it, in effect three storeys in part. This would be a very substantial and incongruent built form to place within a woodland context

Non-designated heritage asset

The original 14 Highland Road is a non-designated heritage asset and the setting of it in a large plot is appropriate. This development would further erode the character of the original setting (by development upon that large plot) of the building and thus cause 'less than substantial harm'.

Standard of residential accommodation

We note that one of the bedrooms is identified as a double bedroom but it is of insufficient size for this.



We are also concerned about the exterior space intended for a family. It is likely that at some point in the future there will be significant pressure on any residual woodland to make more open space.

Topography

We are concerned that whilst this application is the most comprehensive application we have seen for a single dwelling, the applicant has surprisingly not provided a topographical survey. Perhaps because it would show just how overbearing this proposal would be on its lower neighbours in Madeira Avenue.

This proposal would tower over Madeira Avenue with the very real prospect of dominating and overlooking with a resulting loss of privacy. Also, the potential for noise from the raised decks would likely be unsatisfactory.

Parking

The wheel tracking drawings indicate a difficult and tight parking arrangement which is unsatisfactory in itself.

Further, 17/04326 (documents attached) required by Condition that there be 9 parking spaces at 14 Highland Road. This current application sees this reduced to 8. As such, it would

appear that a further application would be required subsequent to 17/04326 in order to change the Condition. The ninth parking space would be replaced by on-street parking which is unsatisfactory in the busy and heavily parked Highland Road.

The pedestrian access, through a carpark and drive, would not be safe and is unsatisfactory.

Trees

We are concerned that this proposal:-

- Would put a sizable hole in the woodland where trees could not grow
- Would set a precedent for further backland development in this woodland
- Would put pressure on the residual woodland because of the potential future desire for more open space around the house and secondly because trees may be deemed at some future point to be a risk to the house, eg from subsidence.

Yours faithfully