



Dear Sir/Madam,

**24/04490/FULL1 | Erection of a single storey 1-bedroom dwellinghouse with crown roof and front dormer with associated cycle/refuse provision. | 44 Beckenham Lane Bromley BR2 0DQ**

We **object** to this application.

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

### **Scale and Mass**

Whilst the proposal in itself is quite small, compared to the size of the site, the building would represent a cramped overdevelopment. We note that the original end-of-terrace building has already been extended to the rear, and this proposal would see a very high proportion of the site built upon.

The spatial separation between the proposal and the existing No. 44 is a minimal 1m, which is uncharacteristic and unacceptable. This separation, together with a dog leg, would give rise to practical difficulties in accessing the property with say large furniture or wheelchair.

### **Backland/tandem development**

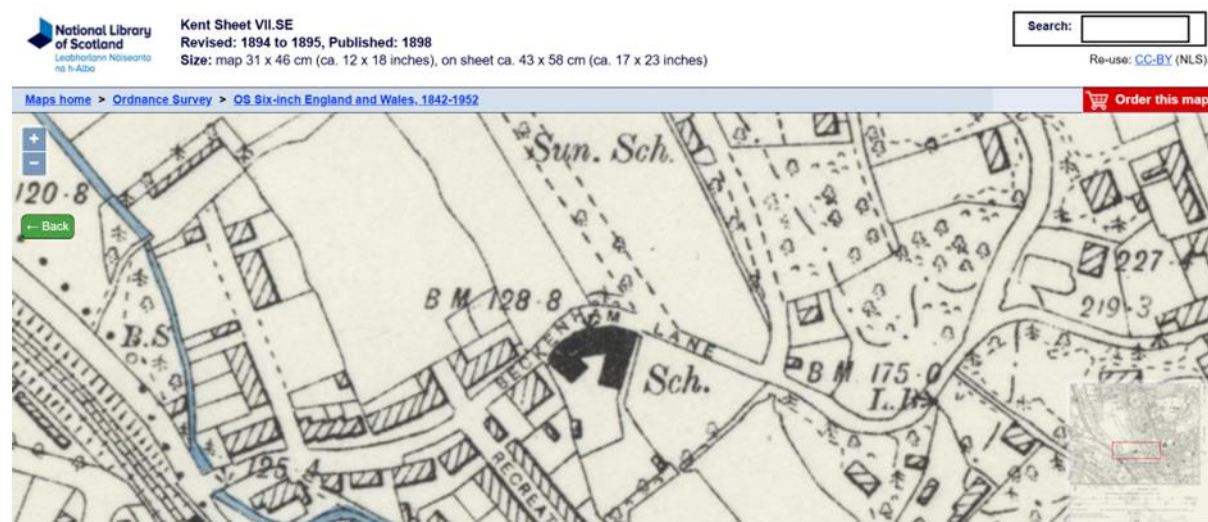
This is in effect backland/tandem development.

### **Appearance**

The proposed flat roof front dormer would be a wholly alien addition to the street scene, and the necessity for it again demonstrates the cramped nature of this proposal.

## Heritage

The 1895 map shows that No. 44 Beckenham Lane was the last building in the village, heading east. As such the gap between No. 44 and No. 42 is important historically as it allows for the ready interpretation and legibility of how the village developed and maintains a visual sense of distinction between the original and later buildings



## Access and road safety

Access to the property would be through the narrow parking area of No. 44. This is unsatisfactory. In addition, no evidence has been provided about how bicycles, prams and wheelchairs could safely and easily access the property if a car, or indeed, larger vehicle, was parked in the driveway, nor how a wheelchair could access the property, down a narrow alleyway.

We note that the Transport Assessment supplied with this application relates to the previous application.

## Living Standard

It is not clear that the bathroom would be accessible to a wheelchair.

## Amenity space

No. 44 has significant outdoor space but the current owner chooses to use it as a storage area for junk. Building on this area reduces the outdoor space and possibility for outdoor amenity. Further, there is no reason to suppose that were this application to be allowed, any outdoor space would not continue to be used to store junk.

**Cycles and refuse**

It is not clear where secure covered cycle storage and waste storage would be provided. No details are provided of what the cycle storage would look like.

**Soft Landscaping**

No details have been supplied

**Possible future subdivision of the site**

Should approval be given there will be two buildings on the one plot. If at some point, one of the buildings is sold, it is not clear how use of the gardens as proposed, or acceptable access to both properties could be ensured.

Yours faithfully