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28th April 2020

Dear Sir or Madam

PLANNING APPLICATION 20/0336/FH

Thank your letter of 14th April regarding the above planning application.

We have the following comments on the proposal for a new build on land adjoining 76 Shorncliffe Road (NOT opposite 5 Ravenlea Road!).

1. The proposed building is too big and bulky for this small site and squeezing 9 residential units into such a build would simply add to the overall density of this area which has been gradually creeping up over the last few years.
2. The design and access statement (p.23) provides for “9 parking spaces leaving 7 spaces for No.76” thus ignoring the fact that 4 of the available spaces were allocated to No.74 under the terms of Planning Application Y15/0565/SH. In other words, taken together, the 16 spaces is 4 less than the total of 20 required. In this respect, we note that the DOCO response expresses some concern at the lack of visitor parking, and allocation and management of spaces – presumably without realising that 4 spaces have quietly disappeared! Given that street parking has been much reduced in the area and restrictions now apply in Ravenlea Road and Shorncliffe Road, we feel strongly that more provision should be made on site.
3. Over the years, we have seen developers damaging and removing trees and it seems to be happening again here. The Arboricultural Manager's concerns about the yew tree are well founded. Perhaps his concerns could be met by adhering to the actual Ravenlea Road building line rather than the one proposed in Y10/0680/SH
4. This would also go some way to answering concerns about the new build impinging on and overlooking the apartments at No.78 Shorncliffe Road. The proposed new build would also be more acceptable at 4 storeys : 5 storeys results in a much taller building than any other in the immediate area.
5. We note that “neighbour letters” have gone to all apartments at 76 Shorncliffe Road which, we believe, are currently unoccupied. Many of the people buying or renting these flats are going to be disagreeably surprised to find their view blocked by a new building 10 feet from their window!

6. One last general point we have made before : local residents who would like to comment on developments that affect the area are being excluded from your circulation of "neighbour letters". In this case, as well as most people in Ravenlea Road, even No's 1 and 2 St Mary's Place were not informed. Where are the notices tied to lamposts?

To summarise, we are disappointed to be pointing out the disadvantages of blocks of flats yet again. This small plot is most suitable for one or two substantial family houses. An application to build say two houses would leave little room for argument and resolve all the aforementioned objections at a stroke.

Yours faithfully

Colin and Judy Ayris

The Chief Planning Officer
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Ref: New Build 2020