

[REDACTED]

---

**From:** Roland Ellis [REDACTED]  
**Sent:** 26 September 2025 18:16  
**To:** Planning  
**Subject:** Planning Objection : Application Reference 25/1498/FH

[REDACTED]

**Dear Planning Officer,**

I write as a resident of [REDACTED] with direct views of the proposed development site. I wish to object to the above planning application on the following grounds:

### **1. Scale, Bulk and Character**

The proposal introduces a full additional storey to the existing storage building, creating a **bulky and dominant addition** that would transform what is currently a single-storey structure into a two-storey building. This represents a substantial increase in mass that is out of keeping with the predominantly low-rise character of the surrounding backland area, where the established pattern is of single-storey subservient outbuildings.

Pre-application advice correctly identified concerns that the development would be "visually out of scale" and would not relate appropriately to its surroundings. The development would set a concerning precedent for similar intensification of backland plots, potentially altering the established character of the residential area.

### **2. Privacy and Overlooking Concerns**

The proposed external staircase and first-floor landing, despite the inclusion of 1.8m screening, introduces new elevated vantage points that pose an unacceptable risk of overlooking into neighbouring residential gardens and windows. Pre-application advice correctly identified that **east-facing windows on a first floor would be "unacceptable as they would allow direct overlooking"** into the gardens and windows of houses on Park Road.

While the current proposal includes screening, the elevated activity associated with regular use of external stairs will reduce residents' privacy and enjoyment of their outdoor spaces. The screening does not eliminate the perception of being overlooked, particularly affecting properties to the north including **27, 25, and 23 Broomfield Road** where residents can be directly observed from the new elevated access point.

### **3. Noise and Disturbance**

External staircases inherently generate noise through regular foot traffic, particularly during evening club meetings when background noise levels are lower. The proposed intensification of use at an elevated level will result in sound carrying further into neighbouring residential properties, disrupting what is currently a relatively quiet backland environment.

### **4. Inaccurate Assessment of Parking and Impact on Residential Amenity**

◦ The applicant incorrectly claims **"There is plenty of controlled on street parking available on surrounding streets"**. There are **no parking restrictions** on Broomfield Road or Park Road,

creating significant existing parking pressure. Our experience is that parking is an issue with any capacity being consumed by local business customers and London commuters.

- **Residents formally requested a Controlled Parking Zone (CPZ) in 2024 covering Park Road and part of Broomfield Road due to severe parking issues**, though this was ultimately rejected following consultation.
- The situation could worsen as other local community facilities are currently under-utilized: **Cheriton Oddfellows Social Club (10 Broomfield Road) is closed but could reopen**, and **Broomfield Hall (37 Broomfield Road) appears under-capacity**. If these return to full operation, parking could become **acute**.
- Despite claiming "**No increase in vehicular traffic is proposed**", doubling the facility's floorspace will likely result in more frequent/longer visits by members and visitors, exacerbating existing parking stress and negatively impacting residential amenity.

## **5. Visual Impact and Overdevelopment**

The constrained plot, accessed only by narrow footpaths and surrounded by residential gardens, is unsuitable for a two-storey structure. While the building may be partially screened from street level, it will be highly visible from neighbouring upper-floor windows and gardens, creating an intrusive and overbearing presence in what is currently a low-key backland location.

## **6. Intensification of Use**

The substantial increase in usable floor space will enable a material intensification of the club's activities. The Railway Club already organises public exhibitions and open days, and the expanded facilities could accommodate multiple concurrent activities and extended operating hours. This represents more than just "additional storage" and should be assessed as a genuine intensification of use with associated impacts on neighbouring amenity.

## **7. Inadequate Mitigation Measures**

While screening is proposed for the external staircase, this cannot eliminate the fundamental issues of noise generation and elevated activity. The application lacks enforceable restrictions on:

- Hours of use for the first-floor facilities
- External lighting that could impact neighbours
- The number and frequency of events
- Use of the first floor for public activities

## **Suggested Conditions (if minded to approve)**

Should the Council be minded to grant permission despite these concerns, I request that strict conditions be imposed:

1. **Hours of use:** First-floor facilities restricted to normal working hours only (9am-6pm Monday-Friday, 9am-5pm Saturday, no use Sundays/Bank Holidays)
2. **Screening:** Obscure screening to external staircase and landing maintained in perpetuity
3. **Public events:** No use of first-floor facilities for public events, exhibitions, or open days
4. **Lighting:** No external lighting to be installed without prior planning consent
5. **Noise management:** No amplified sound or power tools to be used in first-floor facilities

**Thank you,**

Roland Ellis

