

# MINUTE ANNEX

## APPENDIX A

### 1 PETTS WOOD ROAD, PETTS WOOD

Madam Chairman

In addressing this application I wanted to share some of the background to The Petts Wood Area of Special Residential Character (ASRC).

When the estate was laid out by the developer Basil Scruby, he planned out the roads, utilities and plot sizes imposing strict guidelines on materials to be used density and design to meet his vision of a high class suburb emulating the garden suburb movement and it is this heritage which the ASRC designation seeks to conserve for future generations. Many of these characteristics are laid out in the book "A History of Petts Wood" by Peter Waymark.

The Councils UDP has a policy H10 supported by Appendix I paragraph 1.2 which captures many of these attributes and some of the detailed policies are mentioned on page 153 of your report. This policy is to protect against unsympathetic development which would threaten the established character and residential amenity.

In particular para 1.2 (i) states that developments likely to erode the quality and character of the ASRC shall be resisted. And (ii) residential density shall accord with that existing in the area. On page 152 of the committee report you will notice that this development projects 1 metre from the boundary 1A Petts Wood Road. As members will have noticed looking at the houses from 15 – 1 Petts Wood Road there is a symmetry that exists at the front and the separation between houses is of the order of 3M, compared with this application which has the very minimum separation of 1M. This is not an Area of Mediocre Residential Character or an Area of Average Residential Character but an Area of Special Residential Character where a greater degree of separation is required. Just so members are aware my dictionary definition of **Special** is "distinguished from others in the same category especially because it is in some way superior, it is something that is held in particular esteem".

The previous refusals under ref 13/03383 and 13/04126 did not to my knowledge come before members and may have been dealt with under delegated authority meaning that it did not come under the full scrutiny that it would had it been presented to committee.

Taking this application on its own merits, you can, as democratically elected members, using local knowledge scrutinise this application in detail and look at the merits or otherwise.

Along with case law on planning we must accept that precedents are not set by previous applications whether approved or refused.

In this particular instance the proposal does create a detrimental deterioration in the standards of design and separation that would be expected in the ASRC as well as the density being excessive compared with that in the surrounding area, this application creates a narrow separation between the nos. 1 and 1a which is not commensurate with that in the area and loses the symmetry of the houses between 1a and 15 Petts Wood Road causing an imbalance. Members may also be concerned at the loss of off street parking covered by 1.2 (x) an increase in hard surfacing.

Mr Chairman I therefore ask the committee to refusal this application on the grounds of policies H10, H7 and BE1.

COUNCILLOR SIMON FAWTHROP