

MINUTE ANNEX

APPENDIX 1

ITEM 4.14 (14/04366/FULL1) – 49 SOUTHBOROUGH ROAD, BICKLEY.

COMMENTS REPORTED BY WARD MEMBER, COUNCILLOR CATHERINE RIDEOUT

Chairman,

Thank you for giving me to opportunity to speak. I wholeheartedly agree with the Chief Planners' recommendation to refuse this application. This constitutes a gross cramped over-development of the site, not I keeping with the spatial standards, and harmful to the visual amenities of the area. It would result in a significant loss of amenity to local residents.

Most of the houses were built in 1905 and because there was a covenant in existence at the time very little has changed in the ensuring years and in fact they characterize the area. I have been told by residents that the Applicant has threatened that if they cannot get what they want, they might consider demolition and the erection of something far more modernistic instead.

I would draw your attention to the massive alterations proposed for the main house as listed under the seven bullet points of the Proposal on page 2 of the Chief Planner's report, and the elevational alterations which would completely destroy the character of this beautiful Edwardian building and, in my opinion, is totally unacceptable. The intention to demolish the Coach House and replace it with three new dwellings would mean that most of the garden would be lost. This is not acceptable and, as you know gardens have now been classified as green sites and garden grabbing should be resisted at all costs. It would be totally out of keeping with the area and would have an adverse effect on the street scene and cause overlooking to adjacent properties

Road safety should also be borne in mind. Because the road is so narrow at this point, 49 has no pavement outside its boundary and the Coach House has only a narrow strip. The house is a multi-occupancy dwelling as evidenced by the number of dustbins in the front garden. The potential for excessive vehicular movements on a narrow bend could be hazardous.

Please endorse the recommendation for Refusal.

Thank you

Councillor Catherine Rideout
Ward Member for Bickley