

**COUNCILLOR LYMER'S COMMENTS RELATING TO ITEM 4.11 – THE COACH HOUSE, 32B SOUTHBOROUGH ROAD, BICKLEY, BROMLEY BR1 2EB**

As you can see from Sheet 1 - the garden of 32b the Coach House is ridiculously small compared to the spatial standards in the general area. Number 7 Chadd Drive which backs on to it has a similar sized, although marginally larger back garden.

I have visited number 7 Chadd Drive and took a photo which is Sheet 2. Sheet 2 shows you a photo I took from one of the rear bedrooms. As you can see there is already significant overlooking from the square window and the velux/dormer window of the Coach House.

Sheet 3 shows you the proposed design. Sheet 3 show you that at the 1<sup>st</sup> floor level the rear window is being brought forward by 2.4m, and to make matters worse the new window will be twice as large as the current one.

This would result in the first floor rear of the house being moved to within just a handful of metres from their rear boundary, and the new much larger window will be closer to 7 Chadd Drive and have an even greater view into their home. The current window already looks directly into every room at the rear of their house - 2 bedrooms, their dining room and their kitchen. This new application would make this situation unacceptably worse.

Next door neighbour to the application 32A Southborough Road have also objected to the dormer window shown on Sheet 3 on the basis of loss of light. This window is also being brought forward.

If you look at Sheet 1 again, you can see that The Coach House is already significantly further forward at the rear than 32A. It is in fact 5m further back already than the rear wall of 32A. Therefore to build even further back to 7.4m will have both a negative visual impact on 32As small garden and also increase shadowing on their small garden and restrict their ability to use their conservatory. Currently 32A have a large 2 storey wall running alongside 50% of the garden, this application would mean they have a wall running alongside 80% of their rear garden.

It would also be out of character with the surrounding properties in that stretch of Southborough Road, in how far it would stretch back.

Interestingly 32A made a planning application a couple of years ago to extend the rear of their house. It was refused on grounds of proximity to properties behind it. The decision report said "To the rear of the site, the adjacent properties on Chadd Drive are in relatively close proximity to number 32A as the site has a shallow garden with a depth of less than 10m, and the gardens of these properties on Chadd Drive also have small gardens".

If we rejected that application on that basis, it is consistent that we do the same here. Therefore I propose refusal on the basis of policy BE1 Loss of privacy and amenity to 7 Chadd Drive, and Loss of Light and outlook to 32A Southborough Road.