

**COMMENTS RECEIVED FROM VISITING WARD MEMBER COUNCILLOR
SIMON FAWTHROP IN REGARD TO ITEM 4.3 - (20/03819/FULL6)
11 KENNEDY CLOSE, PETTS WOOD, ORPINGTON**

Madam Chairman,

This application would appear on the face of it very innocuous, after all what could be wrong with converting a garage to a habitable room.

The problem is that the context and setting is what makes this application different. The application site is a corner plot on what are very small plots for the area, in Kennedy Close there are just 4 linked detached houses and all were until this retrospective application of that status.

Just to set the scene the objector who lives next door at no. 12 has lived at the property on and off since the 1960s where he lived as a child, and then more recently over the last 20 years has lived at the property after inheriting it from when his father died. The objector Mr Smart is a quiet man, he has a right to the peaceful enjoyment of his property. I will return to this theme later.

The property was built as a linked detached house, and the clue there is in the name, it is in practice a detached house linked only by a garage. The consequence of this application on this property is to change it from the current status to that of being a de-facto semi-detached house. Whilst most of us do not mind an application changing their property, when the application has an impact upon the neighbouring property changing its designation, then the scope of the application must have exceeded the limits of what is an acceptable application.

So if as in the case of number 12 your sitting room sofa is almost against the wall which currently backs onto the linked detached garage, turning this from an empty space with the occasional car movement to one where it is an adjoining habitable room and the noise can be heard in your sitting room when you sit on your sofa, then clearly the neighbour can no longer have the quiet and peaceful enjoyment of their existing dwellinghouse.

The secondary issue is one of loss of off street car parking space, and whilst the traffic engineers probably never even visited the site, from the few photographs I have sent it is clear that there has been an increase in on street car parking, which impacts upon the access to the bulk of Kennedy Close, I have seen video footage showing dust carts bumping up the kerb to get past the parked cars, however sometimes the applicant also parks a car opposite where the cars can be seen in the photographs, this creates a bottleneck making it difficult for emergency services to access the close.

On every single aspect this application just screams wrong.

Therefore Madam Chairman and members of the committee, I would urge you to refuse this application on following grounds:-

- 1) An over development of the site not in keeping with the surrounding area.
Policy 6a) The scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area.
- 2) Impact upon the nature and character of this row of house, by changing the neighbouring house from a linked detached house against his wishes. Also based on policy 6.
- 3) The impact upon the residential amenity of no. 12 Kennedy Close and the right of the occupiers to peaceful enjoyment of their dwellinghouse.
- 4) Using local knowledge the impact upon the on street parking conditions, based on policy 32 Road Safety.