

**2021/111/NH, St Lukes Court, 2 Whyteleafe Hill, Whyteleafe, CR3 0FJ**

Dear Paige Barlow,

Whyteleafe Village Council has noted the amended application in respect of this site.

As you are aware, the Village Council objects to this development (see below for reference) and the concerns previously raised by Councillors remain.

In addition, the Village Council wishes to challenge the comment from SCC's Transport Development Planning team that "there is on street parking in the vicinity to the site". The attached document, created using SCC's parking restrictions website, clearly shows that, in fact, there is very little on-street availability – virtually none at all.

Given the importance of highways in respect of this case, Councillors would ask you to seek a further review by SCC Highways and ask them to visit the site (if they haven't already) to better understand the unique circumstances and constraints relating to this site.

Thank you.

Best regards

Simon Bold  
Clerk, for and on behalf of, Whyteleafe Village Council

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Dear Paige Barlow,

**Construction of an additional storey (comprising 2 x two bedroom dwellings).**

Whyteleafe Village Councillors strongly object to this proposal for the following reasons:

- The over-development of the site in terms of scale and mass

- The proposed ridge height which would be in excess of both surrounding buildings and the original Chapel building which previously stood on the site – this was a constraining factor in respect of the original block.
- Two new dwellings would cause a loss of amenity to existing apartment owners and neighbours by virtue of the potential for noise, general disturbance and overlooking
- There would be demonstrable harm to the amenity of those living at the top of the current building particularly Flat 10.
- The creation of a building of greater height and mass is unneighbourly in terms of being overbearing, overshadowing and overlooking
- A building of greater height would lead to a ‘canyon-effect’ which is not in keeping with the character of properties alongside the apartments.

Under the heading of highways, Councillors wish to draw your attention to these objections:

- The lack of on-site parking provision only compounds the current non-compliance with the Tandridge Parking Standards Supplementary Planning Document
- The developer’s access statement freely states a reliance on on-street parking to meet the need of new occupants. As you are no doubt aware, the centre of Whyteleafe is well known for its lack of on-street parking and so this proposal is undoubtedly problematic and would only harm the amenity of others. Any development that increases the level of on-street parking should be resisted.
- The site’s current parking constraints – the lack of spaces and their configuration – indicates that there would be issues for visitors, service vehicles and deliveries to any additional dwellings. This would only lead to more inconvenience to current occupiers and neighbours that also share the space. Councillors do not wish to see the amenity of others harmed as a result of this proposal.
- Clearly the difficulties relating to vehicles entering, manoeuvring, and exiting the site also raise a concern for the safety of pedestrians who also have to share the space (for access to property).
- The site’s entrance off St Lukes Road does not include visibility splays and so any increased traffic would increase the safety risks. This is a disproportionately busy access point which caters for apartment owners, local businesses and adjoining neighbours.

On the basis of the numerous objections and concerns relating to this proposal, the Council fully expects you to refuse this application.

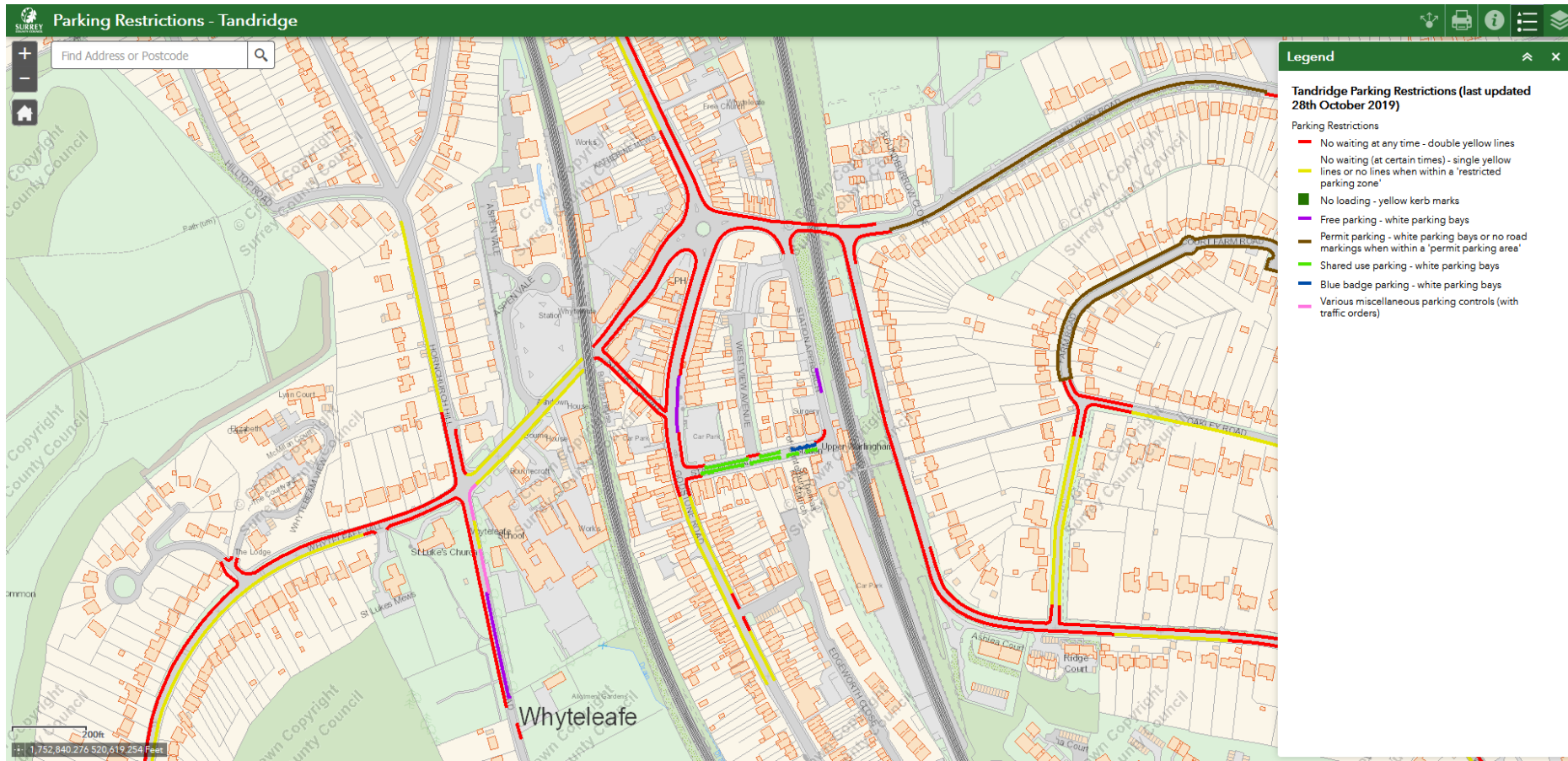
Thank you for the opportunity to comment.

Best regards

Simon Bold  
Clerk, for and on behalf of, Whyteleafe Village Council  
12 March 2021

## Parking restrictions around St Lukes Court, Whyteleafe, CR3 0FJ (centre of mapped area)

- Evidence showing a very limited amount of available on-street parking adjacent to the site -



Information prepared by Whyteleafe Village Council in respect of planning application 2021/111/NH, St Luke's Court, 2 Whyteleafe Hill, Whyteleafe.