

From: clerk@whyteleafevillagecouncil.gov.uk
Sent: 27 July 2021 18:19
To: Statutory
Subject: 2021/1182/NH, St Lukes Court, 2 Whyteleafe Hill, Whyteleafe, CR3 0FJ

Dear Paige Barlow,

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

Whyteleafe Village Councillors have previously strongly objected to an almost identical application and now provide our objections to this new 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 loss of light (building over existing skylights) 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.
- It is unclear how the actual building work would take place without considerable disruption to Whyteleafe Hill and the level crossing. This is a key area for a lot of school children attending Whyteleafe School and the safety of children needs to be considered if pavements are to be closed even temporarily.

We would also report that at our Village Council meeting on 12 July we had a number of residents, including some from the existing flats, make representations. They are very concerned and also perturbed by the repeated applications which they believe to be an attempt to simply wear down their resistance. We understand that they are all lodging individual objections.

We would also make an observation that the planning application does not contain much of the necessary detail on how the extra floor will be constructed, and the materials to be used, so we have not provided a more detailed commentary at this stage.

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
07939 403414

Office hours: part-time availability typically Monday and Thursday between 09:00am to 17:00pm (not weekends or Bank Holidays).

www.whyteleafevillagecouncil.gov.uk

*** The information contained in this message may be CONFIDENTIAL and is intended for the addressee only. Any unauthorised use, dissemination of the information or copying of this message is prohibited. If you are not the addressee, please notify the sender immediately by return e-mail and delete this message.

Whyteleafe Village Council takes your data privacy seriously and we are registered as a data controller with the Information Commissioner.

Although this e-mail and any attachments are believed to be free of any virus, or other defect which might affect any computer or system into which they are received and opened, it is the responsibility of the recipient to ensure that they are virus-free and no responsibility is accepted by members and employees of Whyteleafe Village Council.***