

2021/173, 17 Landscape Road, Warlingham, CR6 9JB

Dear Wayne Spencer,

Warlingham Parish Council strongly objects to this proposal for the following reasons:

- The proposed design and scale of the development is not in keeping with the prevailing character of the surrounding area and existing street scene. The height, design and mass of the development gives the appearance of a full 3 story building, which is largely due to the full length windows and balconies at 3rd story level. The proposed design does not reflect the normal interpretation of "2 storey development with loft accommodation" and would, in effect, create a bulky 3 storey block of flats. The removal of mature trees from the front of the property would also exacerbate the impact of the proposed development on the street scene and ultimately harm the wooded/sylvan character of the area. It is noted that at the pre-application stage, Tandridge District Council specifically referred to a recently completed development at 14 Landscape Road to "inform the design and materiality going forward". However, the intensification of the plot at 17 Landscape Road (10 flats) fails to reflect the pre-advice and creates a wholly unacceptable alternative - a photo of 14 Landscape Road is attached for comparison purposes.
- The likelihood of overlooking of neighbouring property, particularly No.6 Narrow Lane (see also the concern raised about fenestration below)
- The lack of outdoor amenity space for future occupants.
- With only 12 on-site parking spaces provided, the application falls short of the Tandridge Parking Standards. This Supplementary Planning Document stipulates that a development of 10 flats would require 15 on-site spaces. A shortfall in parking spaces will inevitably result in overflow parking onto Landscape Road and ultimately harm the amenity of neighbouring residents.
- Overall, this development would be over-development of the site.

Councillors also raise an additional concern for your attention:

- The proposed development is only 12.2 metres at the nearest point (rear elevation) to 6 Narrow Lane. To overcome the potential for overlooking, a fenestration arrangement is proposed that would result in windows in habitable rooms (2 bedrooms and a kitchen) at 2nd floor level (rear) being fitted with obscure glass and made non-opening. This is not appropriate for habitable rooms and, at best, would not provide an adequate outlook and sufficient ventilation for future occupiers of the flats and, at worst, be a potential breach of building regulations (Fire Safety).

Thank you for the opportunity to comment.

Simon Bold
Clerk, for and on behalf of, Warlingham Parish Council.
March 2021