

2021/428, 268 Hillbury Road, Warlingham, CR6 9TP

Dear Laura Field,

Warlingham Parish Council strongly objects to this application which would replace a single detached building with a larger building of significantly greater mass.

Hillbury Road at this location is an area characterised by large detached houses. Although attempts have been made to give the proposed development the appearance of two detached houses, the shared glass covered entrance hall, with bridges at first floor and roof level, does not disguise the fact that this is one large building that would be out of keeping with the prevailing character in this area.

The Parish Council's specific objections to this application are:

1. In accordance with policy DP7 of the Tandridge District Core Strategy, the application, if approved, would result in overdevelopment and intensification of the site due to the scale, form, bulk and height of the development. Furthermore it would fail to reflect the prevailing character and setting of the area.
2. The proposed development has 2 storeys with habitable accommodation in the roof space. However the design, in this case, results in 3 full storeys when the development is viewed from the rear, due to the balcony and full length windows at roof level. The windows and balcony at 3rd floor level to the rear of the property would allow uninterrupted views into the rear garden of 270 Hillbury Road resulting in overlooking and a loss of amenity for the residents of that property.
3. The height of the building at 9.8m would be higher than both adjacent buildings and significantly higher than the property at 270 Hillbury Road, to the south of the proposed development. As such, it would be dominant in the area, out of keeping with the existing street scene and would harm the visual amenity of the residents of Hillbury Gardens to the rear of the development.
4. The application proposes 15 parking spaces for the 10 flats, with no visitor spaces allocated. Although this meets Tandridge's Parking Standard of 1.5 unallocated spaces per 2 bedroom flat, this limited allocation, coupled with the fact that there is no allocation for visitors or service vehicles, will inevitably lead to overflow parking on Hillbury Road. Hillbury Road is a busy thoroughfare with a blind bend to the north of the property. Warlingham Parish Council is concerned that this is likely to present a danger to other road users when parked vehicles overflow onto the road outside the property and result in a loss of amenity for other residents of Hillbury Road.

As a result of these objections, the Parish Council requests that Tandridge District Council refuse this application.

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