



Garages to the rear of Creland Grove, SE6 4LE. DC/23/130975 - Local Meeting

Thursday 14th September 2023 @ Microsoft Teams Meeting.

The Local Meeting was held virtually on Microsoft Teams. Fifteen residents logged on to the call. Ward Councillor for Rushey Green - Louise Krupski, Chaired the meeting. Planning officer Amanda Ghani represented the Planning Service, and Max Plotnek (MJP Planning Limited), Tom Farmer (Dowen Farmer Architect), Tom Brain (Hillstone group) and Gian Verdy (Dowen Farmer Architect) represented the applicant.

Meeting opened 19:00

First Councillor Krupski introduced the meeting to discuss planning application. The purpose of this meeting was to allow residents to ask questions of, and put their views to, the developer and Council officers.

The applicant's architect gave a brief overview of the scheme.

Councillor Krupski then started to take questions. The discussion is summarised below:

A resident stated she was concerned over noise pollution and mentioned that once a year there is a party with noise going on until 5am at property in Creland Grove. She would like a play area where the garage site is rather than the proposed development. She stated that the proposal will create more light and noise pollution and more bins would lead to more foxes. It was also stated that currently there are too many trees on and around the site which prevents light into the rear gardens of Exbury Road properties.

The architect's response was that all buildings have a visual impact and the existing garages on site are not of a particularly high quality. He stated that the current proposal is high quality due to its scale, siting, views through the site to trees and its use of good quality materials. The daylight/sunlight assessment shows the proposal to be acceptable in terms of impact on the proposed development and surrounding properties.

A second resident from Exbury Road stated that knocking down the garden (boundary) wall and building a double height wall would negatively impact biodiversity.

The architect's response was that the boundary treatment would be single storey and that this will have no impact on biodiversity. He stated that trees on this boundary are not protected and can be lopped or felled.

A resident enquired as to whether occupiers of the development would be able to use their flat roofs as amenity space.

The architect responded that the windows would have restrictors. The planning officer stated that a condition could be attached to prevent flat roofs being used as amenity spaces.

Another resident stated that Units 1 and 2 would appear overbearing to properties to the west of the site.

The architect stated that there are no windows overlooking the rear of these properties. Units 1 and 2 are single storey with pitched set back first floors. He stated that these neighbours

would not be impacted through loss of daylight and the buildings would not appear overly large.

The issue of loss of daylight was raised by another Exbury Road resident in reference to his rear garden; he asked why do we need a party wall agreement?

The architect stated the boundary wall is owned by the developer and residents of Exbury Road. He went on to explain the Party Wall Act and the importance of a party wall agreement.

A resident asked if all the houses will remain in single family use or will they be used as small HMO's.

The planning Officer stated that the application site is subject to an Article 4 Direction which has removed permitted development rights for change of use from a single dwelling to a small HMO. This restriction of permitted development rights requires a planning application to be submitted if an owner wishes to change the use of a dwelling to an HMO.

Residents voiced concerns over on street parking impact and stated that it is likely the occupiers will have cars since the proposed dwellings are all family sized units.

The architect reiterated that the existing garages are not large enough to park modern cars and that the garages are being used as storage units so there is no loss of off-street parking space. He stated that the planning strategy from the London Plan is for less car use and that the proposed development is in line with London Plan policy.

A resident raised concerns that occupiers of the proposed dwellings would build loft extensions.

The architect stated that the proposed development includes bedrooms within the roof spaces.

Meeting Closed 20:00.