

20251255

We would like to add the following to our objection letter attached.

PARTY WALL AGREEMENT

There was no agreement. The applicant advised his architect didn't mention it. It is a legal requirement that a Party Wall Agreement is prepared before work begins (February 2025).

INTENSIFICATION OF USE

While just within the requirements, living space for all tenants is confined, with sleeping and en suite included.

FIRE RISK

There is an increase in fire risk with cigarettes and cooking facilities being considered. We assume full Fire Regulations have been adhered to.

PARKING

There is more off-street parking required due to this property housing multiple tenants. As the only designated parking space is at the front of the property, tenants are parking on the pavement in Whitehill Road, sometimes blocking neighbouring property's driveways. Coombe Road is at capacity already and more vehicles will intensify the problem inevitably spilling over into Canterbury Road and Laurel Avenue. Pavement parking affects pedestrians having to squeeze by, sometimes with pushchairs or forcing them to cross the road or go into the road. Deliveries are more frequent.

RUBBISH BINS TO THE FRONT AND REAR

We have major concerns about the number of bins this property will generate. If the tenants fail to have bins collected on the due days, a rubbish build-up (both food and waste/recycling) is likely to attract rats and cause bad smells to affect neighbouring properties in Coombe Road. 52 Whitehill Road and our house 48, will be affected the most. On collection days, the bins will likely block the pavement in Coombe Road for pedestrians, as the road itself and pavement are narrow. Possibly all day. If "bikes" include motorbikes, then noise and exhaust pollution will also be a problem.

RIGHT TO USE ALLEYWAY AT REAR FOR BIN STORE AND BIKES

Has the alleyway been approved for use by tenants in 50 Whitehill Road? It is narrow and only designed for pedestrians.

EXISTING USE QUERY

The applicant has stated the work for 8 bedrooms has not already been carried out in the application in December when in fact his original plans show 8 designated bedrooms, so the intention was already in place when

the house was converted from family to tenant occupation. It has been carried out without Planning Consent.

PRECEDENT SET

If approval is given, a precedent will be set for future change of use from family to multiple occupation in nearby properties, changing the whole area and the right to have peace and quiet for many neighbours.

Please take into account ours and the many objections received about increasing occupancy at this property.

Best Wishes

