

HRA Comments 11 Brookvale Road 21/01370/FUL

Highfield Residents Association objects and has the following comments on the Planning Application 11 Brookvale Road 21/01370/FUL: Alterations and extensions to form 3-storey building comprising 5 flats (4 x1-bed and 1 x 2-bed) (net gain of 3 flats) with rear balcony.

The parking arrangements for two spaces on the front drive are harmful to the environment, where a porous surface (grass / garden) is replaced by concrete or other non-porous material.

The provision of only two off-street, parking spaces is not adequate for 5 flats replacing the existing 2 maisonettes. There is restricted parking with double yellow lines outside of the property and the sightlines to the proposed on-site parking are compromised by the proximity of a pedestrian island see Supporting Statement, (Paris-Smith p.12. 5.5.7)photograph showing double yellow lines of restricted parking and the pedestrian island.

The Supporting Statement (p.11. 5.5.5) also states that there is no parking provided for the existing maisonettes. This is not accurate as there are garages and parking spaces available for the current maisonettes at the rear of the properties, which the current owner has not declared nor chooses to use. It is sincerely hoped that the reason for this might not be a planned future Planning Application to convert a row of detached garages into residential use.

On-street parking in that locality, is scarce and what is available is subject to parking restrictions and already fully used by other residents and shoppers.

It is likely that the proposed roof and back extensions described in the Supporting Statement as modest (p.4.) will, in fact, impinge on light, cause overlooking and affect the privacy of neighbouring properties.

The application includes the intention of planting a tree in the front amenity space. HRA would request that this is a British Native tree.

The drawing (Street Scene 1570481.pdf.) shows the street scene one house either side of 11 Brookvale. If the second dwelling to the right, 15 Brookvale, had been included, the consistency in building style and materials of the existing maisonettes would be apparent. The proposed new building is not in keeping.

Finally, whilst the design of the planned re-build on the drawing (Proposed Elevations 1570480.pdf) looks attractive as a drawing, the impact of the substantial scale of the building is underplayed, as it is not shown against the existing two maisonettes, 13 and 15 Brookvale Road. These three dwellings (11,13 and 15) were conceived as a group of three similar buildings and, although just outside of the Portswood Resident's Gardens Conservation Area, do have a unifying character.

Barbara Claridge

Highfield Residents' Association HonSec