

Objection to the proposed development of 77 Brookmans Avenue

I object to this development at several levels. The building itself will be overbearing to surrounding properties and far larger than any other development in the road. Brookmans Avenue is a road of significant single family dwellings, it is not, and should not, become a residential road full of flats, as this would, in my opinion, destroy the look and feel of living in a village. To accept this application in a middle part of the road will, in my view, set a precedent that will see many similar applications. Recently two blocks of flats (9a and 11) have been allowed at one end of the road, however these properties are of a much smaller scale than that proposed for this development. Their design is such that they will blend in with the surrounding properties. The proposed development at 77 Brookmans Avenue will stand out and does not blend into the character of the road in any way, it will fundamentally change the street scene and character of the road. While I can understand the argument in favour of flats being built near to the centre of the village, particularly as it gives older residents the opportunity to downsize and still stay in the village, a development of flats in the middle part of the road offers no such opportunity. The flats would be approximately half a mile from the shops and public transport and would inevitably mean that all residents would want their own car as transport. While resident parking has been provided, this may well be insufficient for the number of resident car owners in the flats. With a small number of spaces provided for guests it is inevitable that cars will be parked in the road as an overspill for the limited visitor parking spaces. This on road parking will have an immediate impact on traffic flow along the road and cause significant difficulty for those homeowners in the vicinity as they try to enter and leave their own drives. There will also be additional noise caused by this disruptive traffic flow it will also lead to an increase in pollution levels. With potentially 32 residents in the flats there will be a massive intensification of people living at this property. There will be a clear loss of amenity for other residents of the road particularly those in the vicinity of the proposed development.

Those houses on the same side as the development will suffer from being overlooked and have a complete loss of privacy in their own garden. This will impact not just 75 and 79 Brookmans Avenue but also 71 73 81 and 83 all of whom will have their privacy invaded. Specifically related to my own property, 80 Brookmans Avenue, I will also now have to contend with car headlights shining right into my two main front rooms, as cars from the proposed development come up the ramp from the underground car park, made even worse by the fact that any delay in them turning into Brookmans Avenue, caused by traffic congestion related to their own development, as described above, will leave car headlights shining right at my own property for a significant time.

Finally, I would mention that we already suffer from poor water pressure during the dry summer months. Significantly increasing the number of dwellings, and hence people demanding water, will further reduce the water flow to properties at the top end of Brookmans Avenue.