

The proposed development is out of character with the rest of the street, which is made up of single-family dwellings. It is recognised that some blocks of flats have been built already, both in this road and others in the village. However, these have all been at the end of roads (for example next to village amenities) or at junctions. Allowing a block of flats to be built in the middle of a quiet residential road sets an unwelcome precedent which could lead to further similar developments and an erosion of the character of the road and village.

The proposal itself represents an overdevelopment of the site, and its overall size is inconsistent with neighbouring properties. For example, the proposed building is higher, and extends significantly further to the rear than neighbouring properties. The presence of 4 balconies to the rear of the property means that neighbouring gardens will be significantly overlooked. This is all out of character for Brookmans Park and will significantly change the feel of the village and the community of which we are a part.

It is recognised that the inclusion of an underground car park seeks to address the parking needs of the development. However, the number of parking bays in the plans appears insufficient, as it does not allow for 2 cars per dwelling, plus visitors. Parking space in the village has been a huge issue recently, as you will know from all the recent activity in creating resident's parking areas. It should also be noted that Brookmans Avenue, as the main route between the Village Centre and the A1000, has suffered noticeably from over-parking recently. In addition, permitting the construction of a basement car park in an area which is prone to subsidence would set a very worrying precedent.