

Planning Reference APP/G5180/W/24/3340223
Site 2-4 Ringers Road and 5 Ethelbert Road Bromley

Impact Statement

Made on behalf of the residents, owners and freeholder of Flats 1-4 Ethelbert Court, 9 Ethelbert Road

We, the residents of Ethelbert Court, 9 Ethelbert Road oppose this planning application in its entirety.

Our reasons being this is an inappropriate tower block proposal for Ethelbert Road, which is currently a small residential road consisting of 2-3 storey buildings.

We are in direct proximity of the proposed development. 10-14 storey high buildings along Ethelbert and Ringers Road will considerably impact our light and heavily impose on our privacy in our rear gardens. We will be overlooked and overshadowed by the proposed new blocks. This will severely harm the living conditions for us as residents of Ethelbert Court and Ethelbert Road in general.

The noise and air pollution resulting from the removal of the existing buildings, and the construction of the proposed development itself would be detrimental to all neighbours/residents.

Ethelbert Road already has a lack of parking issue twinned with overall traffic congestion along the road particularly on weekends and over holiday periods. This already causes an issue to those who own cars and are unable to travel down the road in order to reach their homes.

We note that on the sale of the proposed 94 residential units that the development consists of, that future residents will be prevented from applying for resident permits.

However, the developers of the proposed blocks cannot prevent people from owning cars and making use of Ethelbert, Ravensbourne and Ringers Roads and the pay by meter parking bays, in addition to the single yellow lines in-between driveways (which is already causing an access/exit issue to residents) outside of parking restriction hours. There will also be a significant increase in volume of traffic resulting from the commercial units proposed in the development. Depending on the businesses leasing the commercial units, there may well be large delivery vehicles causing further inconvenience, noise, air pollution and obstruction. This is already the case when Smoque restaurant receives deliveries which results in the obstruction of Ethelbert Road and residents' access/exit to and from driveways.

This proposed development and its commercial units is essentially extending Bromley High Street and town centre into our residential roads.

If this development is approved, how will local infrastructure cope with the significant increase in population to such a small area? It would set the precedent for many other equally sized structures to be applied for and subsequently built by freeholders, existing and new property owners, and potential developers down Ethelbert Road.

We agree with the council's reasons for the refusal of the application, the scale of this proposed development is far too tall and far too big to sit within such a confined space. The proposal is completely inappropriate for this location.

Bromley is one of the few remaining towns in London without an abundance of tower blocks. This development will ruin the historic charm of the high street. Ethelbert Road will eventually be a line of high rise blocks. Bromley town centre should keep some of its history without being taken over by tower blocks and developers.