

Peter Davies

From: [REDACTED]
Sent: 10 August 2025 16:34
To: Peter Davies
Subject: Formal Objection – Amended Planning Application DM/25/1546 (13 Beaconsfield Close)
Attachments: Stockwell Court Car Park.jpeg; Stockwell Court Car Park (5).jpeg; Stockwell Court Car Park (2).jpeg; Stockwell Court Car Park (4).jpeg; Stockwell Court Car Park (3).jpeg; Stockwell Court Car Park (6).jpeg; Stockwell Court Car Park (7).jpeg

[REDACTED]
Dear Peter,

I am the owner of a flat in Stockwell Court and wish to register a formal objection to the amended planning application DM/25/1546 for 13 Beaconsfield Close.

Whilst the planning notice states that the amendment involves only the addition of extra doors and windows, the submitted warehouse plan appears to show a potential subdivision of the unit. This is not mentioned in the notice but, if implemented, would significantly intensify use of the site. Such intensification would have direct and adverse impacts on the residential amenity, safety, and parking provision for Stockwell Court residents.

1. Intensification of Use & Traffic Generation

Subdivision of the unit would likely increase the number of occupants, visitors, and deliveries. The proposed parking allocation of three spaces (one per potential unit) is inadequate. No provision has been made for overspill parking or for delivery vehicles. This is of particular concern given that:

- The car park is privately owned, with spaces designated for residents and shop units in Stockwell Court.
- There is only a single, narrow access point into the site, which is already at capacity.
- Additional vehicles, including delivery vans and HGVs, would cause congestion, obstruction, and possible damage to residents' vehicles or property.

2. Highway & Pedestrian Safety

The access and circulation space within the car park is extremely limited and there are no dedicated pedestrian walkways. Increased vehicle movements would materially increase the risk to residents, including children, moving between their properties and parked cars.

3. Infrastructure & Services

If the unit does not already benefit from water, electricity, or sewerage connections, installation works could cause obstruction to the car park and impact residents' access. The application does not set out how these works would be managed or mitigated.

4. Lack of Contribution to Maintenance

It is understood that the applicant does not currently contribute to the upkeep of the car park. Any damage caused by increased traffic or construction activity could leave residents bearing repair costs. No condition or agreement is proposed to address this.

5. Loss of Privacy

The additional doors and windows would directly overlook residential properties on Portland Road and Beaconsfield Close, resulting in an unacceptable loss of privacy and increased overlooking, contrary to local planning policy on residential amenity.

Conclusion

The proposed amendments, taken together with the likely increase in intensity of use, would result in unacceptable harm to the safety, amenity, and privacy of existing residents. The application fails to adequately address parking provision, servicing, access constraints, or mitigation of impacts.

For these reasons, I respectfully request that the Council refuse this application.

Please can I kindly ask you to confirm you have received this email.

Yours sincerely,

A black rectangular box redacting the signature of the sender.

Flat 10 Stockwell Court