



Comment

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Event Name	Development Management Local Plan Proposed Submission
Comment by	Green Tea Architects LLP (Miss Julia Wyatt)
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Consultation Point	2.1 Paragraph (View)
Status	Submitted
Submission Type	Web
Version	0.1

1. Legal Compliance

Do you consider the Development Management Proposed Submission Document is legally compliant? Yes

2. Soundness

Do you consider the Site Allocations Document is sound? Yes

3. Reasons for Unsoundness

If you answered No to Q. 2 please also answer this question. Otherwise proceed straight to Q.4. Please

select below the reasons(s) why you consider the Development Management Local Plan is unsound.

8. Further comments

Please give any further comments below.

As I am not sure where exactly to put my comments I have gone with this box. We would like to raise a concern with the Policy DN 3 The Conversion of Single Family Dwellings. We propose the wording is reconsidered and clarified. There should be a clear definition of what a single family dwelling is. What constitutes as a dwelling suitable for a family? For example, being first floor with a communal hallway would not be suitable as the logistics of having to take a pram or buggy upstairs is not one that would appeal to a young family. Also a lack of garden would not create a good environment for a family. Quality of living would be compromised. The housing stock in the Brockley area is made up of large villas which are not affordable as single dwellings and are too large so unmanageable. We think some serious consideration needs to be given to the suitability of the housing stock so that we are not left with a surge of vacant, unaffordable dwellings. We agree with the policy in certain cases, where they are ground floor and have access to a garden they are clearly suitable for families and so should be retained.