



# North Cray Residents Association

[www.northcrayresidents.org.uk](http://www.northcrayresidents.org.uk)

DATE: 14 June 2016

Dear Mrs Acton

## **Ref 16/01237/FUL Lesure, Honeyden Road: proposed bungalow in rear garden**

This is to register our very strong Objection to the above application, on the same grounds as our Objection to a similar application last year in respect of *Lamorna* (Ref 15/00540/OUT). These being that:-

The estate comprising Honeyden Road and Barton Road dates from the 1920s (Honeyden Road from 1920, Barton Road from 1926). Its special character is that it is a small-scale development (mostly bungalows), with the majority of dwellings being set in large gardens.

This estate is within the Green Belt and their gardens make a major contribution to its openness, which would not be the case if you were to allow them to be built upon in the way proposed by the current application in respect of *Lesure*. We regard any such development here as being inappropriate, with No Very Special Circumstances. Moreover, Policy CS 17 (para c) specifically promises that Bexley will resist harmful backland development. The NPPF (paras 87- 89) also supports our view.

If allowed, it would set a serious precedent as other owners of gardens in this estate, and in say Parsonage Lane, might also wish to exploit these for financial gain. This would be to the detriment of the character of this whole area of Green Belt.

Additionally, in the case of *Lesure* we understand that this bungalow is in multi-occupation, as one can also see from the number of cars parked at the front. Since the current application involves the demolition of its two detached garages, there would be even more cars parked here if the planning application were to be allowed. This would have a harmful impact on the street scene. And cramming another bungalow into this relatively small site would be an intensive over-development at odds with the character of the area, and have a harmful impact on 'openness', which is such an important feature of the Green Belt.

In conclusion, the Refusal Decision last year in the case of *Lamorna* cites reasons which we consider apply equally to the current application regarding *Lesure*. We see this Decision as a precedent for refusing the current application.

Yours sincerely

Jean Gammons  
Secretary