



Knowle, Dorridge and Bentley Heath (KDBH) Neighbourhood Forum CIO

Response to Planning Application PL/2023/00912/PPFL

Demolition of existing house and erection of two detached houses

41 Lady Byron Lane, Knowle, Solihull, B93 9AX

FAO: Benn Watkinson, Case Officer

The Forum wishes to **object to the above application**.

We refer to the email of objection to this application submitted by the Knowle Society dated 9th May 2023. The Knowle Dorridge and Bentley Heath Forum fully supports the objection and is in full agreement with the reasons given for that objection.

The Forum also makes the following comments to expand on the reasons that the Forum considers this application fails to satisfy the policies in the Neighbourhood Plan:

Policy D1: Character and Appearance

The application, when considered with the existing permission for the property PL/2022/00295/PPFL and the existing permission PL/2022/00438 for 39 Lady Bryon Lane, would increase the density on this plot to 3 dwellings and (as shown by the existing and proposed street scene plan 31093/05) will create a row of 5 houses of similar design and style on 5 much smaller plots and as such:

- is not in keeping with the density characteristic of the area;
- is not in keeping with the scale, siting and appearance of the road - Lady Byron Lane is characterised by individually designed houses of different eras and characters on large plots; this being an attractive example in the Arts & Crafts style;
- does not preserve or enhance the character and appearance of the street scene (taking into account particularly plot widths) – the existing house on the plot provides a buffer between the new house within the garden area of the plot and the two new houses on 39 Lady Bryon Lane, thus preserving at least some variation in plot size and house design. Its demolition and replacement with uniform plot widths and designs completely changes the street scene and character of the road.

Policy VC1: Green Belt and Landscape

Lady Bryon Lane is a semi-rural road characterised by large plots with significant size plots for each dwelling. The approval of this application when coupled with the two approved applications either side will have a serious adverse impact on this character.

Finally, the Forum is concerned that this application is simply the latest in a series of applications for increasing densification of the road and the Council must now recognise the semi rural nature and character of this road is being significantly eroded, contrary to the principles underlying Policy D1 of the Neighbourhood Plan.

Roger Cook
Chair
Knowle, Dorridge and Bentley Heath Neighbourhood Forum