

Subject: Changes to the strategic plan

Dear Ms Ram

We object to the changes to:

DMP E4 10 2.8.1
(supersedes
PSA 23)

The conversion of existing dwellings into flats can have a cumulative effect that is damaging to the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street but **particularly where they are highly accessible. However even in such locations they** can harm the character **of areas** by changing **external appearance** the nature of a neighbourhood **and increasing** activity. **Such activity** this intensification of use can often involve more people movements, increased car movements **and parking stress**, more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to flatted accommodation. Conversions in roads characterised by unconverted houses will not normally be appropriate. Where conversions are acceptable any external alternations should seek to minimise their impact on the external appearance of the house and local character. Further guidance on conversions will be set out in the Residential Design Guidance SPD.

There is continual demolition of family housing in the area and its replacement with flats. This trend seems likely to result in a significant shortage of family housing at a time when the birth rate is at the highest for many years, generating a demand for family housing. The result could be families living in overcrowded accommodation which can lead to poor educational achievement and blighted lives.

I hope you will reconsider.

Yours

Dr Suzanne King and Mr Richard Bartholomew