

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0270/P	Michael O'Donoghue	12/03/2023 14:10:30	COMMENT	<p>This building is already far larger than the warehouse it replaced, and is out of scale with the conservation area it is part of. Apart from the personal loss of light and [REDACTED] the loss of light is already affecting the vegetation in the gardens that have provided an important habitat for local birdlife. Any additional storeys to this building would be indefensible, and it must also be asked how safe it would be given the current owners building record. The new wall they erected at the back of the property began to crumble and become dangerous almost immediately. They eventually responded to expressed concerns and local residents, in good faith, allowed them to invade and fence off large proportions of their gardens. The promised new wall has still not gone up, let alone the making good to the gardens that was also promised, despite it now approaching two years ago that the access was given</p>
2023/0270/P	Dr Theresa Lamagni	12/03/2023 16:30:15	OBJ	<p>As a local resident and frequent user of Rochester Terrace Gardens, I write to voice my strong objection to the proposed development.</p> <p>The height and bulk of the two-story extension being proposed will have a considerable detrimental impact on local residents, particularly those in adjoining properties who will [REDACTED]. Such overshadowing of properties by this incongruous and over-scaled development, adjacent to the conservation area, will be entirely ruinous to the character and appearance of the historic neighbourhood, whose properties are uniformly lower in height. This would represent a considerable loss of visual amenity, with the proposed extension visible from some distance away, especially at night. For the many users of this cherished park, both local residents and visitors who travel from some distance to enjoy the tranquility of this inner-city wildlife haven, the extension would significantly compromise this amenity through the harmful visual appearance.</p> <p>The bulky, highly prominent and fully-glazed nature of the extension will increase light pollution and create a visual disturbance to the otherwise low-lit character of the conservation area. I am further concerned that noise from the balconies will create disturbance to local residents and users of this quiet neighbourhood park.</p> <p>In summary, I urge the council to reject this proposal on the basis of harm to recreational amenity, loss of visual amenity and privacy, and considerable detriment to the architectural heritage of this well-preserved conservation area.</p>

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2023/0270/P	N Rabin	11/03/2023 18:56:14	COMMENT	<p>I write to OBJECT to this overbearing proposal.</p> <p>The existing building (constructed 15(?) years ago is already at least 1 storey higher than the houses in Wilmot Place to the west. The existing building is already overbearing. It is of questionable aesthetics and should never have been given permission.</p> <p>The owner's proposal to add 2 extra floors to create 10 compact flats is plain greedy.</p> <p>The building owner has form:</p> <ul style="list-style-type: none"><li>-There have been numerous complaints of AirB&amp;B parties at weekends disturbing local residents. What safeguards will there be to stop some of the new flats being used in a similar way.</li><li>-Construction failings in the existing building along the boundary with the Wilmot Place properties caused lots of misery whilst significant remedial works were undertaken for months and months. The re-building of the boundary required 10s of trees to be removed.</li></ul> <p>What hope that the 2 extra floors can be built without disturbance to the general area and to the poor people living in the current building.</p> <p>The proposed two additional floors are totally out of keeping with the character and design of the early Victorian residential properties in the Rochester Terrace Conservation Area immediately to the west. They will tower above 3 storey properties in the conservation area.</p> <p>Surrounding residential properties will be directly overlooked by the 2 new floors so will suffer [REDACTED]</p> <p>The 50% reduction in sunlight is a very serious loss of amenity. This will mean some properties get no sunlight through the winter months.</p> <p>The glass box on the top floor acting as a beacon will cause light pollution and will make the extra floors even more intrusive.</p> <p>Please take this OBJECTION into account and reject this application.</p>

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2023/0270/P	Susanna Miller	11/03/2023 17:13:09	OBJ	<p>I wish to strongly object on the following grounds: light pollution, height, bulk, detailed design, choice of materials, harm to the character and appearance of the Rochester Terrace Conservation Area, harm to the appearance of the Rochester Terrace Gardens. Rochester Terrace Conservation Area is typified by high quality residential buildings with unified pediment lines to the houses fronting the Rochester Terrace Gardens. Whilst predominately Victorian in architectural style, the area has a broadly unified height, bulk, massing, scale and design cohesion that is followed by later buildings. Whilst 26-28 Rochester Place is only slightly visible currently from Rochester Terrace Gardens, Rochester Road and Rochester Terrace the additional 2 floors in height will be highly conspicuous, particularly in longer views. The night views will be especially conspicuous as the top floor is unfortunately fully glazed, making the light glare especially prominent at night and in low light levels. The applicants own Planning Statement refers to the upper level (glazed lantern) appearance making it clear the visual dominance and light glare is deliberate. They describe the upper proposed floor with full height glazing as light weight and modern it will be a brightly lit and very conspicuous prominent visual harm to the surrounding area. It should be noted that 28 Rochester Place is already at the upper limits of the prevailing height and bulk of the buildings in the surrounding area, this the 2 story upper extension would not be consistent with the height and form of the neighbouring properties and would overly dominate the overall street scenes and surrounding neighbourhood views. The design is poorly conceived (anywhere architecture) with the top floor in particular being largely glazed, with little architectural articulation but plenty of light spill and glare. It is not a well designed roof story and does not adequately architecturally reference the host building and the normal rules of architectural hierarchy. The proposed design is over scaled, overly prominent (height and excessive use of glass) and alien to its context, especially when viewed from the Rochester Terrace Conservation Area. Light pollution and biodiversity, Rochester Terrace Gardens is a haven of quiet dark (at night) park with trees for bats, hedges for nesting birds and other wildlife, this appalling and deliberate light pollution will adversely affect existing, struggling wildlife. Amenity: the development will result in increased overlooking, noise from the balconies, loss of privacy and loss of visual amenity and harm to the outlook to those in closer proximity especially those living on Willmott Terrace.</p>

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