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**From:** Daisy Hughes [REDACTED]  
**Sent:** 15 March 2023 12:47  
**To:** Planning Planning  
**Cc:** Rochester Terrace Community Group; Jenny Headlam-Wells (Cllr); Meric Apak (Cllr); Georgia Gould (Cllr)  
**Subject:** Objection to Application No. 2023/0270/P 26-28 Rochester Place  
**Attachments:** View from Bedroom in 14a Wilmot Place 1.jpeg; View from Living Room in 14a Wilmot Place 2.jpeg; View from Bedroom in 14a Wilmot Place 2.jpeg; View from Living Room in 14a Wilmot Place 1.jpeg

[REDACTED]

To whom it may concern,

I am the proprietor and resident of 14a Wilmot Place. I am writing to express my very strong objection to the proposed planning application of 26-28 Rochester Place.

The proposed development would severely impact ourselves and our neighbours, as well as the community and the neighbouring Rochester Terrace Conservation Area. The manner in which the developers have presented their case massively underestimates the impact on us.

As an occupier of 14a Wilmot Place (the ground floor flat), I am very concerned about the impact on our amenities. The development will have a significant impact on our (a) [REDACTED] (b) sunlight, daylight and artificial lighting levels (c) overshadowing and outlook (d) noise and vibration levels.

1. [REDACTED] The properties on Rochester Road, Wilmot Place and Rochester Mews ("the **Residential Properties**"), which includes my house, will suffer significant loss of privacy. The proposed extension seeks to add two stories to the building with added balconies. Both the interior and exterior spaces of our property and the other Residential Properties will be significantly more overlooked as a result. [REDACTED] which will be directly affected by this. Further, the residents of the new development will be able to look into our garden.

By increasing the development by two stories we will be more overlooked and our homes will become significantly less private as a result.

I attach some photos from the back of our property to this email to illustrate the privacy issues that we already face.

2. **Overshadowing and outlook** – the new proposal will impact our outlook and it will cause significant overshadowing. This can be seen by the photos. The clear overbearing and/or dominating effect is detrimental to the enjoyment of our property.

3. **Sunlight, daylight and artificial lighting levels** – There can be no doubt that adding two storeys will have a negative impact on daylight, sunlight and overshadowing. We already live in quite a congested area and the amount of light that we get is already extremely limited due to overlooking by other buildings. The impact of the additional two stories will significantly reduce the light that our property receives. The proposed development is not in accordance with the most recent guidance published by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011).

a. **Daylight** – the daylight that is received inside our property especially in the winter months is already limited. If the development is allowed to be extended, then the daylight will be significantly reduced, impacting our mental health. The distance of the development from our property does not negate this issue because the building is already significantly higher than our flat and overbearing.

b. **Sunlight** - Currently the existing development blocks most of the morning sunlight as the sun comes over the building. In March there is less than 2 hours of sunlight already. With the proposed new development this will be reduced to nothing. In the winter it is rare to get any sunlight, but it is limited to the morning. The surrounding buildings also have an adverse effect on our sunlight and therefore the little sunlight we get which comes over the building in the morning is crucial to our enjoyment of the land. Again, sunlight is an important amenity and significantly affects our mental health.

c. **Artificial lighting levels** - The artificial lighting levels will increase by double at night due to the fact that the flats are intended for residents and the proposal intends to double the number of floors. The proposal for a fully glazed top floor and a "glazed lantern" on top of the building will create light pollution in the surrounding area at night. Given the removal of the trees this is impacted significantly in the evenings. Our bedrooms which are at the back of the property would be impacted by this.

d. **Noise** - The noise from residents of the building is already significant. The residents use the balconies a lot. With two extra storeys that noise will only increase and further disrupt our enjoyment of our property.

It is also worth bringing to your attention that the developers of the development (who are also the applicants of this planning permission) have already spent over 18 months fixing the back wall which sits on the boundary of all of the gardens on Wilmot Place. Despite claiming that the works would be done within 6 months, the developers have already been drilling and causing noise and vibration for over 18 months and there is no end in sight. The manner in which the developers have carried out their works has been in complete disregard to the amenity of the residents and has caused a lot of stress and disruption to the community. This has significantly impacted our quality of life. We are concerned that the new development will further impact us in a negative way for an indeterminate amount of time.

Kind regards,  
Daisy Hughes

**Daisy Hughes**



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