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**From:** John Woodford [REDACTED]  
**Sent:** 09 March 2023 17:26  
**To:** Planning Planning  
**Subject:** Planning Application – 2023/0109/P

**Planning Application – 2023/0109/P**  
**FAO Darren Zak**

We own and live on the Ground Floor at 101 Canfield Gardens and our property includes the two-level extension at the rear and the garden. The middle floor tenants seek planning permission to install a terrace on the roof of our property.

We have the following concerns which lead us to object to the submitted application.

**Loss of privacy**

Currently we are comfortable with the privacy in our rear garden, from neighbours and tenants in the flats above and surrounding. The terrace will [REDACTED] our garden and the proposed terrace boundary is insufficient to protect the complete [REDACTED] we have now. From one corner on the terrace there is a view into our main bedroom.

**Disturbance/noise increase resulting from use**

The proposed terrace is directly above our living room. The roof has not been built for the purpose of a terrace and noises will be clearly audible, inside and outside our property. The terrace will be large enough to host parties and dinner guests. The terrace is open with no walls or trees to dampen noise. The sounds from the terrace will carry into the surrounding gardens.

**Purpose**

The alterations proposed are not minor. The proposal changes the use from a flat unused roof designed to protect the dwelling to a large open terrace that would accommodate a party, barbecue and outdoor dining. There will need to be significant structural changes to support a terrace on the roof.

**Appearance**

The proposal will alter the appearance. The extension is already two-level and the proposed parapet will increase the height of the extension. The balustrade, on top of the parapet, will further increase the height and the result will have an imposing effect on the neighbourhood.

The application refers:

*"We have also proposed a green roof to soften the existing hard looking roof and to make sure this works we will need to raise the outrigger wall to create a parapet alongside the perimeter of the first floor rear extension to accommodate all the flashings and protect the property below from water ingress."*

There is no substantial information in the submission on the green roof. There are many options for a green roof that do not require a parapet. We understand the purpose of the parapet is to house steel beams to hold the terrace.

We agree and are very happy to have a green and living roof improving the appearance with the surrounding area and improving biodiversity.

The proposed timber terrace will mostly conceal a green roof.

The terrace is south facing and will be in direct sunlight as is the patio in the garden. It is reasonable to expect that the residents will install a parasol amongst other garden furniture and this will add to oppressive impact of the terrace.

There are currently no roof terraces in our row of properties. The proposed terrace will extend out of line as can be seen by looking at a satellite map. There are some balconies:

- Next door at 103 is a purpose-built balcony which is considerably shallower (approx. 1 - 1.5 metre) than the proposed terrace;

- Numbers 89 and 81 have installed shallow balconies (approx. 1 – 1.5 metre) on the flat roofs of the extensions at those addresses;
- The property at 113 Canfield Gardens includes a green roof and no terrace and there appears no door access to the roof;
- Number 111 is not a roof terrace and has decorated the flat roof with garden boxes around the perimeter.

44a and 58 are on the other side of Canfield Gardens further down the road. These North facing terraces appear to be single level and purpose built.

The visual impact of a roof terrace at 101 Canfield Gardens will be significant and adversely different.

Kind regards

John Woodford

101 Canfield Gardens, Ground Floor Flat

Mobile tel [REDACTED]