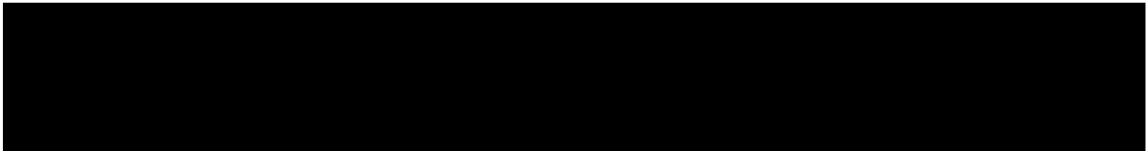




**Subject:**

Re: Objection to Application No. 2023/0270/P 26-28 Rochester Place



To whom it may concern,

To follow on from my wife Ashton's email (seen below) I wanted to provide some photos to highlight some of the key points made in our objection. Full explanation can be found in the previous email but I thought it was important to show in a real world context just how significantly we and others will be affected if planning is granted.

We have noticed an error in the Daylight Sunlight report provided by Hollis. It lists our property as only having 3 rooms to be assessed. This does not take into consideration the renovation and extension works that we will be carrying out in the next few years for works that have already be granted planning permission. In that sense it does not constitute a fair and accurate reflection of our particular property (see page 27 of the report). The impact on our new and developed extension will be even greater than now.

We also note that the report also does not take into consideration that the garden of 14 Wilmot Place is split in half and shared by the residents. The proposed development site plan on page 24 of the document clearly shows that the rear garden of 14 Wilmot place will be covered almost entirely by shadow. The part of the garden is occupied by one of the residents meaning that their garden will be fully affected. We note that the BRE guidelines state:

For a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21 March.

To illustrate the issue we have with privacy and light I have provided the image below which was taken at 08.30am Wednesday 15th March. As you can see the sun just about climbs over the current building providing vital morning light to all of the back rooms in our home as well as the hallways (and the kitchen of the new extension). This will be completely lost if planning gains consent. Those rooms will get no sunlight at all during the day. What this image also shows is the privacy we have lost as a result of the tree at the back of our garden being cut down due to the ongoing wall rebuild. We are now fully exposed to the two flats on the right hand side of the building and adding a further two floors will vastly increase our loss of privacy.



The next two images show a view from the end of Rochester Terrace Gardens back towards Wilmot Place and the view from inside the gardens, a view listed a key to the conservation area. The arrows point out that you can currently already see the roof railings and part of the roof structure of the current building. It is clear that adding two further floors will affect the skyline in a negative way.

It struck me that in the Design and Access Statement the photos to support the (false) justification that the proposed design would not impact the 'one view of importance' were taken at a time when the trees are in full bloom with leaves (see page 4-5). It does not take into consideration that for half of the year the trees will not have any leaves leaving the design widely visible to said view of importance. The photo below was taken this week from the same position. The current building is only marginally visible at the moment in a very discreet way. With a two storey addition, there is no doubt that it will be seen from the view of importance.





The other point I would raise is just how out of place the design of the building is to the overall character of the area. Again adding more mass to this tin can design will be at the detriment of the beauty and cohesion of the wider conservation area.

Thank you for your consideration.

Very Best,

Ben Smithers

[REDACTED]

[REDACTED]

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