

Application No:	Consultees Name:	Received:	Comment:	Response:	Printed on: 24/04/2023 09:10:13	
2023/0940/P	Matthew Leneznier	14/04/2023 18:13:38	OBJ	<p data-bbox="667 763 770 775">Dear Sir/Madame:</p> <p data-bbox="667 792 1289 842">Please accept our objections to planning application number 2023/0940/P. As the neighbours, directly to the east, at 123 Broadhurst Gardens, the plans will have a significant and negative impact on our amenity given increased overlooking and noise disturbance.</p> <p data-bbox="667 860 1289 943">There are a number of clear glass windows and outdoor spaces on the side elevation of our property which directly face the proposed development and at a close proximity. As a result, the proposed development would result in an unacceptable level of [REDACTED] terrace and garden of our property (please see attached photos, one from each of those locations looking directly at the proposed site for the balcony).</p> <p data-bbox="667 960 1289 1043">The proposed balcony extends eastward towards our property by 3 metres from the current window and 3 metres to the south. Given the angle of view would be less acute and the proximity closer, the sight lines would change significantly and therefore the views towards the lower floor windows of our property would be more invasive. The same holds true for the sight lines to our terrace and garden. These altered view points would result in a meaningful [REDACTED]</p> <p data-bbox="667 1061 1289 1140">We also believe that there is a significant likelihood of noise disturbance given the opportunity for residents to dwell on the balcony. The proposed balcony is close to our property, the height at which it would sit means the noise would carry over the boundary wall, and the acoustics of the side passage between the two properties acts as an echo chamber. All of the above leads to a reasonable assumptions of meaningful noise disturbance.</p> <p data-bbox="667 1158 1289 1240">The application references a previous decision to refuse planning for a similar development. And it attempts to mitigate the reason for refusal of that application by stating, in reference to our property, that: 'The new windows of living rooms along that elevation are further away, as the house has been extended and all have obscured glazing, or have been bricked up, prohibiting the views into living areas the previous decision describes.'</p> <p data-bbox="667 1258 1289 1337">However, that statement is erroneous. The house has not been extended. There was a new extension that replaced the existing extension on a like-for-like basis and so the new living room windows are not further away. Nor do they have obscured glazing (refer to previous photos). In fact, the application references a decision about 'obscured glazing' that was superseded by a more recent and granted application for windows with clear glazing. As a result, the decision to refuse a similar development in the past still holds.</p> <p data-bbox="667 1355 1289 1417">The application also says 'the neighbouring garden is bordered by mature trees and during the summer months is screened by foliage, but in winter months, a substantial rear extension is visible.' The trees are mature which means the foliage is significantly higher up their branches and as such it has little to no impact on the sight lines (refer to previous photos).</p> <p data-bbox="667 1435 1289 1462">Thank you for considering our objection and kindly let us know if it is helpful to provide any additional information.</p>		