

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/1041/P	Stuart Johnson	08/06/2023 16:40:42	OBJ	<p>As residents/owners of a house directly affected by the proposals, we write to object:</p> <p>By extending towards the houses in Fitzroy Mews with the proposed access balconies and proposing a new lift shaft in front of the current building line, this proposal is of poor design and excess height, and it directly and negatively impacts on the residential use of our home and our amenity.</p> <p>The BRE daylight/sunlight report understates and discounts the very real detrimental impacts on sunlight and daylight on our windows to living accommodation at 10 Fitzroy Mews (which is single aspect and has only windows to the Mews).</p> <p>The proposed extension of balconies towards our home reduces our privacy in living, sleeping and bathroom accommodation.</p> <p>The inevitable additional noise from the proposed lift equipment, lift doors and people using the proposed lift and extended balconies is not addressed, each of which will adversely impact on our residential amenity.</p> <p>The impact of disruption to Cleveland Court's refuse disposal and access arrangements during construction and the impacts on us as adjacent residents is not addressed, and we fail to see how it can be in a construction plan.</p> <p>Acknowledging that this is not a planning issue, we are not satisfied the the applicant addresses the losses of common law right of light and will be taking separate specialist advice and encouraging our neighbours to do the same.</p> <p>Notwithstanding the need for a pre-construction construction plan, we cannot see how this scheme can be implemented without fundamentally excessive disruption to the residents of Fitzroy Mews and Cleveland Street given the very narrow streets, limited single access the Mews and number of pedestrian cyclist and vehicle journeys for access and deliveries to adjacent homes and businesses.</p>
