

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2097/P	Jean Stanger	10/07/2023 19:00:45	OBJ	Planning Application Response Application No 2023/2097/P for 11 Chalcot Road

I urge the Council to refuse to grant this application on the basis that it will adversely affect a neighbouring property.

This is the second application for an addition to the rear of 11 Chalcot Road. I am grateful to Ms McKinnon and Mr Stanier for carrying out a Daylight and Sunlight Survey for this proposal this time, which I have read with care.

I have always been willing to welcome anyone concerned with this application or the previous one to visit my house, whether it be the Council, my neighbours or their representatives to assess the impact that such a proposal would have on the amount of light at the rear of my house. No one has requested access, except to inspect the garden wall in May 2023. An appointment was arranged at their convenience. However, my neighbours did not arrive or request another time. The offer still stands.

If they had visited they would see that both the ground and the first floor of No 12 have retained separate rooms at the rear. Neither have a second window at the front of the building to add light, as is assumed in the report. Both look out on the five storey side wall of 1 Egbert Street, which stretches the almost entire width of both No 13 and No 12 Chalcot Road. The two (approved to be three following approval of 2022/2938/P), three and four storey additions to Nos 1,3, and 5 Edis Street block the remaining sliver of the rear of No 12 Chalcot Road. This can be seen on the model, but was not taken into account in the analysis. There is no day light reaching the back of No 12, except early in the morning from the East. This would be further cut off by an additional storey on No 11. The afternoon light is blocked by the three storey addition on No 13. and the garage at its rear adjacent to No 1 Egbert Street.

The report does not mention the five storey wall of 1 Egbert Street, possibly because it has no effect on 11 Chalcot Road. There is plenty of daylight to the rear of that building coming from the open gardens of Egbert Street. The three storey addition at the rear of No 10 has little effect on their ground floor reception room which is dual aspect.

I respectfully submit that No 12 Chalcot Road has unfortunately always been boxed in at its rear. This proposal would make the lack of light even worse on the basement and ground floor levels and would block the only light source to the first floor rear room as well. I disagree with the Survey's conclusion that No 12 would experience less than a 10% change to the existing situation. I request that this proposal be refused on that basis, The Council has done so in the past when a similar proposal was made by a previous owner.

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