

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2389/P	Gillian Smith	08/07/2023 22:20:39	PETITNOBJ E	<p>The application creates an erroneous impression that the property is a stand alone house; not only do the diagrams show the property in isolation but the planning statement dismisses without evidence or analysis the impact on the level of light now enjoyed by adjacent properties but which may be adversely impacted: see extract from p6 below</p> <p>"Loss of light ...Given the .. distance of the application site from its neighbours, sunlight and daylight issues are not considered to be an issue. The additional floor would not result in any loss of light to the immediately adjoining neighbours. "</p> <p>The fact is (1) that the property abuts two immediate neighbours and is part of a stretch of currently uniform houses; and (2) light levels have already suffered in recent years due to the increasing height of local trees, so that a further diminution would represent a severe loss of amenity.</p> <p>The planning statement alludes to the absence of "engineering operations outside of the curtilage to strengthen its existing walls or foundations", but fails to consider (1) the impact on the party walls shared with adjacent properties of the additional load of the extension or (2) how any destabilisation may consequentially ripple through the other properties in the row.</p> <p>Consideration also needs to be given to the risk that sporadic such extensions may create de facto wind tunnels, which is particularly undesirable now that more wet and stormy weather is becoming the norm.</p> <p>The design of the facade of the extension may be intended to be compatible with that of the Close but the additional height will look anomalous; the harmony and consistency of appearance of the houses in Hornby Close is a part of their appeal and the residents' association has long striven to ensure that such harmony is maintained. Were the application to proceed, it will serve as a precedent, replacing the present consistency with a gap toothed appearance which may create direct financial detriment to the owners of the other houses (in addition to their loss of amenity as noted above).</p>
