

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4459/P	Susan Green	11/11/2023 21:39:46	OBJ	<p>2023/4459/P</p> <p>I live on the Upper Ground Floor of No.23 Primrose Gardens, and object to the proposal for a terraced rear extension at No.25 Primrose Gardens for the following reasons.</p> <ol style="list-style-type: none"> 1. The depth of the extension is such that it would cause substantial loss of natural daylight, a reduction of existing views from the rear windows, and balconies of No.23, and No.27; and a considerable intrusion on privacy. 2. The proposed glass side panels attached to the extension, would extend by a further 2.3m from the existing original brick privacy walls. The terraced area would be a potential source of noise (in addition to loss of privacy) from open-air social activities, and especially from not being enclosed by solid party walls, as are all existing balconies and gardens. 3. The drawing is showing a platform at the top of the spiral staircase extending (including the stairs) further out from the extension by at least another 2 metres. Neither the staircase or platform are screened, and are positioned immediately next to the side of No.23, meaning there would be loss of privacy for interested parties (23a, 23b, and 25). 4. The proposed screening to the main part of the terrace is made of 'obscured' glass, which while less light-limiting than timber or brick, would mean figures and movement could be seen through it and noise and conversations easily overheard. The proposed panels are only 10cm from the balcony gate and iron staircase of No. 23, and similarly from the balcony railings at No. 27. 5. The architects claim that the extension at No.47 sets a precedent for a lower ground floor extension with a roof terrace. However, the plans for that project show that the rear elevation has a bay and is of a different architectural character to that of No.25. The houses in the block from No.39 to No.55 all have characteristic large rear bay windows. Houses from No. 37 to No. 23 are all without bays, and are also different in character to the others in the block, most having iron balconies. The extension at No.21, is a flat roof without permission for use as a terrace and the other at No.9 received approval on the grounds that it is of 'modest scale, depth and height,' with 'a maximum depth of 0.7m on the side neighbouring No.7 and a depth of 0.2m on the side neighbouring No.11.' The projection at No. 23 is a plastic corrugated lean-to and does not have planning permission. The latest planning application for an extension at No.8 did not gain approval for glass side panels, but was modified to allow permission for 'hit and miss' timber panels at a height of 1.8m, and the balustrade to be set back from the edge of the extension to preserve privacy.