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Sent: 04 December 2023 12:58
To: Planning
Cc:

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Subject: Comment on Revisions 2023/4459/P

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I would like to comment on the revision to Planning Application 2023/4459/P.

There has been no consideration given to the positioning of the spiral staircase, which is to be projected out into the main space of the garden.

The siting of the staircase and its platform at No.25 would allow for overlooking of the apartments at ground and upper ground levels of No.23 in particular, as well as adjacent properties. There is no screening or attempt to redesign the staircase so that it does not intrude.

If an extension is to be approved, then perhaps it could be without an additional staircase. This might be more in harmony with most of the Primrose Gardens properties, which have few approved extensions, and only one of which has stairs, and is of a different architectural character.

As the proposed extension is to a moderate two-storey family conversion in a conservation area where the properties are small and close together, a green roof instead of a terrace, and access to the garden from the ground floor could be more acceptable and appropriate, and would then also take into consideration the environment and ecology of the site.

Susan Green