

**From:** Bonita Copp  
**Sent:** 25 January 2024 21:16  
**To:** Christopher Smith  
**Cc:** Planning  
**Subject:** Objection to proposed building at 1 Hilltop Road NW6

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Dear Mr. Smith:

I am writing to document my objection to the proposed building at 1 Hilltop Road.

The current building at 1 Hilltop Road is 2 stories high with an open space for off street parking, located between 1 & 2 Hilltop Road. (See photo taken from my back garden at 12 Sherriff Road) This open space for off street parking provides light for all the gardens on Sherriff Road. This open space also provides a green corridor between Hilltop Road and the gardens of Sherriff Road. Many birds and bats visit the back gardens of Sherriff Road using this opening as the only access point to the green corridor. The proposed development closes this access space to a 1 meter wide sliver extending to the height of the proposed building. This is contrary to Policies 15 and 16 of the Neighborhood Development Plan.

The proposed building is 3 stories. The current building is 2 stories in height. The additional floor will add in excess of 3 meters to the building height, again limiting the light to the gardens. This, combined with the proposed dark finishes and slate roof will not only have a detrimental effect on the sunlight to the rear gardens along Sherriff Road, but it will create an ominous presence, not in keeping with the neighbourhood architecture. It is an overpowering design and excessive development for the site.

Along with the lack of light, preventing access for bats, birds and other creatures, all the windows are pointing onto the Sherriff Road gardens. Since my back garden is adjacent to 1 Hilltop Road, my general enjoyment will be directly impacted by the scale of the structure and lack of privacy as all the windows of the building are overlooking my garden.

I would also like it noted, the three flat owners in the building (12 Sherriff Road) were never notified of the proposed plan at 1 Hilltop Road.

Sincerely,  
Bonnie & Alexandra Copp

