

Objection to Revised Planning Application 2024/0439/P

As owner and resident of No 20 Steele's Road I am objecting to the REVISED planning application for a rear extension at No 19 Steeles Road on the grounds that:

Disproportionate size of the proposed extension

The Proposed Works Design Statement section 6a (iii) (1) states that "the extension will extend 3m beyond the rear wall aligned with No 20 Steele's Road, consistent with permitted development criteria" even though the property does not enjoy permitted development rights.

However, in the revised application the depth of the extension from the rear wall of No 20 is clearly marked as being 3.93m, some 30% larger than stated, this increased depth spanning almost half the width of the garden.

As the CAAC objection notes, the property has previously been extended to a depth of almost 1m on the No 18 side already, as shown on the existing drawing, bringing the proposed depth to 3.93m from the original rear wall on that side as well.

In combination, the proposed size is far bigger than the Design Statement indicates, is well beyond what even "permitted development" would allow, is out of all proportion to the existing garden space and is highly detrimental to the adjoining properties.

Tunnel Effect

The reduction in depth of the flanking wall next to No 20 to 1.6m is a positive alteration but then negated by bringing the remaining 2.3m of wall much closer, only 1m from the garden wall. This compounds the claustrophobic tunnel effect of having extensions on both sides. To my left at No 21 I already have a 3.5m high extension, 4m including railings. A neighbouring extension to my right, 3m high and 1m from my garden wall, would leave me totally hemmed in by large areas of brick work. The resulting sense of enclosure would be extreme and at the very least this proposal needs to be further revised and considerably scaled back.

Overbuilding in a Conservation Area

Whilst permission has been granted for the extensions at No 21 and 22 Steele's Road, this is no justification for further building work in a conservation area, where increasingly areas of green open space are being paved over and built on and trees are being felled. These open areas give pleasure not only to the owners of the gardens in Steele's Road but to all the residents in the overlooking flats. Once gone, they are lost forever.