

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2023/5183/P	M FIRAT DIRIK	30/06/2024 15:58:22	INT	

Dear Planning Team,

I live and own the 1st and 2nd floors of 55 Hillfield Road as a share of freeholder. I am living under the same roof, sharing the house walls and freehold of the property with the applicant. I have major and minor concerns about this planning application as a homeowner who would be affected the most from different angles. At the moment, I have not sought any professional advice. Therefore, please consider my points as a regular household's points who is not familiar with planning applications and has limited knowledge of legal rights.

1. Valuation of my property: My three bedrooms, kitchen, and balcony overlook the back gardens of Hillfield Road (including the applicant's garden). The current view was a significant factor in my family's decision to choose this flat as our home. If this planning application is approved and implemented, the view and feel of my flat will be drastically altered, negatively affecting its valuation.
2. Balcony: My balcony is built over the applicant's current living room. Although I cannot use the entire area, my terrace decking extends to the end of the living room below. Currently, I see only greenery from my balcony, which is a valuable asset in central London. If the applicant extends his living room by 2 meters at the front and side, I will only see their roof, negatively affecting my view and potentially devaluing my property.
3. Basement flat: The basement flat has only one light well at the back. A potential side extension of 3 meters high would drastically reduce the light to the basement flat. While the basement flat is owned by the applicant, I want to highlight this issue as a co-freeholder to protect the future valuation and attractiveness of the overall 55 Hillfield Road building.
4. No precedent for a 6m extension on Hillfield Road: The applicant's current living room extends 4 meters from the main building's back wall. From my windows, I can see that all garden extensions on Hillfield Road are set to 4 meters. The planning application seeks to extend the rear by another 2 meters, resulting in a 6-meter extension. There is no precedent for such an extension in the neighborhood.
5. Wastewater pipes: There are 4-5 different wastewater pipes coming from my flat and directly connected to either a manhole or shared sewer in the applicant's garden. Due to weather conditions, the shared sewer has overflowed a few times over the years, which we fixed at shared cost among the three flats. The planning application indicates that the side extension would be built over the shared sewer, which means any potential overflow could damage the new extension. As a co-freeholder, we share maintenance costs, and I do not want to be held responsible for any future costs associated with this application.
6. Insurance policy: Similar to the above, we share the cost of insurance. The extension would increase the valuation of the lower flat, affecting the premium we pay. While the applicant adds value to his asset, I would end up paying more for insurance, which is unacceptable.
7. Nuisances and Construction Disruption: Since September 2023, we have been severely affected by our next-door neighbor's (57 Hillfield Road) planning application. It has been a disaster for many homeowners on Hillfield Road, but my family and I have suffered the most from noise, nuisance, disrespectful behavior, poor workmanship, and both audio and visual disturbances. As a self-employed person working from home, the prospect of another planning application is unbearable. The anticipated noise, dust, and traffic from the construction would severely disrupt our daily lives.
8. Current leasehold and freeholder consent: Although I am not fully knowledgeable about the current leasehold terms, they probably require amendments. If that is the case, I do not consent to such changes as one of the company directors who hold the freehold of our house.
9. Compliance with Local Planning Policies: Although I am not fully sure, the proposed extension may contravene local planning policies regarding the size and scale of extensions. It is crucial that these guidelines are upheld to maintain fairness and consistency in development.

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10. Impact on the Character of the Neighbourhood: The extension could alter the architectural harmony and historical context of Hillfield Road, which is an essential aspect of our community's character. Additionally, approving a 6-meter extension from the main wall would create a precedent for other homeowners, likely leading to new applications in the area.

Conclusion:

I respectfully urge the planning team to consider my concerns seriously, as the proposed extension would significantly and negatively impact my property, living conditions, and overall well-being. While I may not be fully knowledgeable about the intricacies of planning applications and legal rights, I am deeply committed to protecting my home and its value. I trust that the council will take into account the unique circumstances and the substantial negative effects this development would have on me as a neighboring homeowner. I look forward to your thorough and fair consideration of my objections and hope for a decision that respects the interests and rights of all affected parties.

Thank you for your time and attention to this matter.

Sincerely,  
M. Firat Dirik

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