

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3480/P	Gregor Gesell	23/09/2024 20:19:42	COMMNT	<p>In response to application number: 2024/3480/P (14 Solent Road NW6 1TU) we raise the following observations:</p> <p>The Design and Access Statement purports “Roof conversions are also commonplace, with numerous examples of new rooflights, rear dormer structures and outrigger extensions in close proximity.”</p> <p>Whilst it is true that extensions and rear dormer structures exist on either side of the affected property (including our own), to our knowledge this would be the first second floor extension in our proximity. The examples cited in the application (especially 12 Solent Road) were built originally as two floor properties rather than extended subsequently (based on our available information). This would therefore be the first second floor extension and, in our opinion, an unwelcome precedent.</p> <p>We believe there are strong reasons why properties here have opted for rear dormers as – in adherence with building regulations - these are significantly less intrusive, both in terms of privacy / light protection as well as aesthetic appeal (which is especially true in an area where garden / rear space is at a premium and properties are squeezed).</p> <p>We would further note that whilst the existing plans do not envisage “windows no the elevation facing neighbours”, the angle of the property is such that the window facing the rear does in fact look into our conservatory. Also, whilst the light intrusion will be most acutely felt by 16 Solent Road, the planned extension is also likely to affect us / our conservatory, especially given our North-East facing location (where daylight is most sparse).</p> <p>Most importantly the application states to follow “the context, form, scale, and proportions of the existing neighbouring buildings. ... As for the form of the outrigger extensions it is likewise pitched as number 12.” Whilst the planned extension may follow 12 Solent Road it evidently is entirely out of character with the immediately adjacent property (14 Solent Road) – as can be seen on 1759_14 Solent Rd_AD-3001_Proposed Elevations.RevF.</p> <p>Our strong expectation is that if this application was granted it would force most other property owners, including ourselves (note that 18 Solent Road, for example, has an adjacent balcony in the neighbouring property which would hinder any similar planning process) to follow suit which I am not sure should be the extended consequence of planned building works.</p>
2024/3480/P	Michael Bresh	23/09/2024 15:24:10	COMMNT	<p>We have lived here for 20 years and have enjoyed it and hope to stay for many more years.</p> <p>The extension is out of keeping with all the other houses that back unto us and it will overshadow our garden, and if one house is granted permission that will be it and we will be overlooked with large extensions that will lose the character of the whole row of house along with the loss of the gardens however small.</p>