

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3830/P	William Schick	13/10/2024 17:08:56	NOBJ	<p>To whom it may concern,</p> <p>Regarding the planning application for 22B Harley Road (2024/3830/P), I have no objection.</p> <p>Even though I had no issue with the applicants last scheme some 11 months back, I believe the proposed plan is more in keeping with the plot. It maintains some of the small open spaces it has (i.e. not building up to the boundaries), as well as mitigating further the impact of such expansion on the site-lines of all neighbours, by using the existing plant life as shields. Also I think that the aesthetic does not shift away from what is currently there, so continuity is a good thing.</p> <p>I will argue in favour for the applicant, that "the property" is in need of an overhaul, and that the original brick construction was never designed to be a "residence". I understand damp is a problem.</p> <p>As with my last comment (for the prior application), my only issue is on establishing an agreement about how the passage way of 22 Harley Road will be respected for site access during construction. All persons, equipment, spoils and materials would have pass immediately in front of my door.</p> <p>In closing, I will recommend to the local planning committee to allow this development, with the usual restrictions, on the basis that other immediate properties have benefited from such expansions for comfortable living.</p> <p>End.</p>
2024/3830/P	Georgia Glick	11/10/2024 16:57:05	OBJ	<p>The proposed development will directly overlook my bedroom and cause light and noise pollution, they are planning to destroy my beautiful, green outlook by cutting down mature trees. This will increase environmental pollution, overlook the special needs school which needs privacy and increase the noise from the property once built as it will be much closer to my bedroom.</p>

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2024/3830/P	Kate Glick	11/10/2024 16:53:20	OBJ	<p>I am a near neighbour. The site of the proposed new house directly overlooks my garden and the rear of my home, including our living room and bedrooms, which are currently private and which privacy will be lost if the proposed house is built.</p> <p>This will materially damage the quiet enjoyment of our family home. Our home, and the site of the proposed new building are both within the Elsworthy Conservation Area, and whereas the existing small cottage/outbuilding is quaint, the proposed new building is not in keeping with the surrounding properties nor with the Conservation Area.</p> <p>The property lies immediately above an active train line, and the line is as shallow as 5metres at this point. This raises safety concerns, risk of subsidence and water ingress. There is already a very large basement at 26 Harley Road, which has caused water damage at our property, further buildings and foundations, especially above a shallow rail tunnel will only exacerbate this. The planning application does not cover the increased risk of flooding and drainage sufficiently. There is a general problem in the neighbourhood with development causing additional flooding. In addition, it is likely to lead to increased rail noise as the sound of trains will echo through any new-built property.</p> <p>There is a beautiful, mature silver birch tree on the site of the proposed new building, this tree provides screening and privacy between the existing properties at 20, 22 and 24 Harley Road and between these homes and the Swiss Cottage SEN and Academy schools behind these, removing this tree would hugely increase overlooking between the existing properties and the school, and vice versa.</p> <p>The other large and mature trees on the property are important to the green environment and were taken into account when the planning permission was given for the two schools behind, which removed much of the greenery from the Conservation Area, these really must be retained and maintained. The existing cottage/outhouse is small, quaint and sits quietly on the plot. We suffer some noise pollution but as the entire existing house sits in the garden space behind the house at 20 Harley Road, the width of the garden between the existing house and our property provides a barrier, and this is helped by the existence of the trees. The proposed new building is very much nearer our home in two ways.</p> <p>First, it extends right across the width of the garden at 22 Harley Road, right up hard against our boundary fence. Second, it is also proposed to build much closer to the house at 22 Harley Road and much closer to our house.</p> <p>It also appears that the plans submitted are incorrect and inaccurate as they wrongly show the footprint of our home; in fact the proposed new build is much nearer to our existing home than the submitted plans and the planning officer must take this into account.</p> <p>This has not been taken into account or changed since the last plans were submitted, despite this issue being raised at the previous plans submitted.</p> <p>This will lead to intolerable noise and light pollution, which will not be capable of being policed in practice, the proposed skylight will make this even worse. The proposed new house will overlook our garden, our living rooms and our bedrooms, destroying our outlook, our privacy and materially impinging on our quiet enjoyment of our home. Our bedroom, and those of our children will be directly overlooked by a new house barely 5 metres from our home.</p>

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The proposed size of the building would increase significantly from the current 79 square metres, which is much, much too large for the size of the plot of land and is inappropriate for a property in a conservation area where there is an emphasis on fitting in with the surrounding landscape. It will also impact on drainage and services.

The height of the proposed building would increase which will increase overlooking. The width of the proposed building would increase massively, having a huge negative impact on our outlook as there will be a new window which will look straight into my living room and bedrooms.

This increase in height and width will also affect the light which will go into my garden and will restrict my view and privacy. At present, the house is quite a distance from our home, at the back of the plot and only in the area behind the house at 20 Harley Road, the proposed new building would be very much closer as it would be both less far down the garden and right across the garden of the house at 22 Harley Road, which would be intolerable.

Having the building closer to mine would greatly increase the noise disruption which we hear in the summer when the doors and windows are open.

Overall, I do not agree with the statement in the Planning and Heritage Statement that It is not considered that they would have any impact on ... number 20 in terms of lost daylight, sunlight or privacy (3.15) and It is very clear that this increase in height and width of the first floor would have no material impact on the outlook from No.20 (5.24).

The opposite is clearly the case. The same applies to our property at 24 Harley Road which does not appear to have even been taken into consideration at all.

The rainfall which is currently absorbed by the extensive area of the garden is a major concern. The water in my garden takes a long time to drain away after heavy rain and this will be exacerbated by the significant decrease in the garden area as a result of the new building. The Planning and Heritage Statement concludes that the proposals would not cause flooding issues for neighbours / neighbouring land 5.41 but this is not true in my experience. The Design and Access Statement (section 3.5) also contains reference to a building on Elsworthy Road, but this building has suffered from significant flooding since it was built.

The flooding issued on Elsworthy road were also not predicted properly in that impact report.

The Planning and Heritage Statement claims that The proposed new dwelling is not a 'development' for sale but rather will be re-occupied by the current owners as their new home. (6.1). This is not the case as stated in the Planning Application Form under Tenure: Market for sale. This is a property developer who bought the property for development profit.

The owners clearly wish to maximise their profit and sell, if they loved the cottage they would refurbish it and live there.

This is an inappropriate backland development which will set a dangerous precedent for properties in rear gardens to become continually larger and separate residential properties.

The property is also in a conservation area and is not in keeping with the surrounding properties.

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Notwithstanding the information in the application in respect of flooding, the flood risk will be made worse because of extra coverage of land.

There has been a history of subsidence on the road and this development could lead to additional problems with drainage, cracking of properties and subsidence, which is worsened due to a tunnel under the property. This development would result in a loss of amenity in respect to the right to continued privacy in both rear gardens and to rear bedroom and living room windows.

The scale and mass of the proposed house is significantly larger and higher. This will overlook my home and garden and around 17 other existing residential properties and a special needs school with vulnerable children. Tree works will cause overlooking from the school to the homes and vice versa.

Ironically the plans are clearly made knowing about the overlooking issue and have configured the scheme to the benefit of their private garden at the rear of the property and yet delivering a considerable reduction to our enjoyment of privacy.

The scheme would significantly increase light pollution and noise pollution from the house and garden; this will be impossible for them to control. This application must be refused.

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2024/3830/P	David Glick	11/10/2024 16:02:51	INT	<p>I am the owner and reside in a neighbouring property at 24 Harley Road. The site of the proposed new house directly overlooks my garden and the rear of my home, including our living room and bedrooms, which are currently private and which privacy will be lost if the proposed house is built. This will materially damage the quiet enjoyment of our family home.</p> <p>Our home, and the site of the proposed new building are both within the Elsworthy Conservation Area, and whereas the existing small cottage/outbuilding is quaint, the proposed new building is not in keeping with the surrounding properties nor with the Conservation Area.</p> <p>The property lies immediately above an active train line, and the line is as shallow as 5metres at this point. This raises safety concerns, risk of subsidence and water ingress. There is already a very large basement at 26 Harley Road, which has caused water damage at our property, further buildings and foundations, especially above a shallow rail tunnel will only exacerbate this. The planning application does not cover the increased risk of flooding and drainage sufficiently. There is a general problem in the neighbourhood with development causing additional flooding. In addition, it is likely to lead to increased rail noise as the sound of trains will echo through any new-built property.</p> <p>There is a beautiful, mature silver birch tree on the site of the proposed new building, this tree provides screening and privacy between the existing properties at 20, 22 and 24 Harley Road and between these homes and the Swiss Cottage SEN and Academy schools behind these, removing this tree would hugely increase overlooking between the existing properties and the school, and vice versa.</p> <p>The other large and mature trees on the property are important to the green environment and were taken into account when the planning permission was given for the two schools behind, which removed much of the greenery from the Conservation Area, these really must be retained and maintained.</p> <p>The existing cottage/outhouse is small, quaint and sits quietly on the plot. We suffer some noise pollution but as the entire existing house sits in the garden space behind the house at 20 Harley Road, the width of the garden between the existing house and our property provides a barrier, and this is helped by the existence of the trees. The proposed new building is very much nearer our home in two ways. First, it extends right across the width of the garden at 22 Harley Road, right up hard against our boundary fence. Second, it is also proposed to build much closer to the house at 22 Harley Road and much closer to our house.</p> <p>It also appears that the plans submitted are incorrect and inaccurate as they wrongly show the footprint of our home; in fact the proposed new build is much nearer to our existing home than the submitted plans and the planning officer must take this into account.</p> <p>This will lead to intolerable noise and light pollution, which will not be capable of being policed in practice, the proposed skylight will make this even worse. The proposed new house will overlook our garden, our living rooms and our bedrooms, destroying our outlook, our privacy and materially impinging on our quiet enjoyment of our home. Our bedroom, and those of our children will be directly overlooked by a new house barely 5 metres from our home.</p> <p>The proposed size of the building would increase significantly from the current 79 square metres, which is much, much too large for the size of the plot of land and is inappropriate for a property in a conservation area where there is an emphasis on fitting in with the surrounding landscape. It will also impact on drainage and services.</p> <p>The height of the proposed building would increase which will increase overlooking. The width of the proposed building would increase massively, having a huge negative impact on our outlook as there will be a new window which will look straight into my living room and bedrooms.</p> <p>This increase in height and width will also affect the light which will go into my garden and will restrict my view and privacy. At present, the house is quite a distance from our home, at the back of the plot and only in the</p>

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The property is also in a conservation area and is not in keeping with the surrounding properties.

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There has been a history of subsidence on the road and this development could lead to additional problems with drainage, cracking of properties and subsidence, which is worsened due to a tunnel under the property. This development would result in a loss of amenity in respect to the right to continued privacy in both rear gardens and to rear bedroom and living room windows.

The scale and mass of the proposed house is significantly larger and higher. This will overlook my home and garden and around 17 other existing residential properties and a special needs school with vulnerable children. Tree works will cause overlooking from the school to the homes and vice versa.

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