**REDINGTON FROGNAL**

NEIGHBOURHOOD FORUM

5 February 2025

Dear Adam,

**17A Arkwright Road: 2025/0278/P – objection**

This retrospective application for a uPVC side / rear extension to the ground floor flats is completely unacceptable on numerous grounds, which are listed below:

* the use of uPVC is contrary to Redington Frognal Neighbourhood Plan policy **SD 4 x**;
* the cheap design, which has no respect at all for the host Arts and Crafts house, recognised as a positive contributor to the Redington Frognal Conservation Area;
* incongruous extensions (such as this) are noted as causing harm to Arkwright Road, as set out on page 28 of the Redington Frognal Conservation Area Character Appraisal and Management Plan;
* policies **SD 2** and **SD 5 iv** of the Redington Frognal Neighbourhood Plan require the retention of gaps between buildings, to afford views through to trees and well-vegetated side and rear gardens. The importance of gaps between buildings is also emphasised on page 62 of the Redington Frognal Conservation Area Character Appraisal and Management Plan;
* the loss of soft natural garden surface is not compatible with policy **BGI 1**, in the absence of significant mitigation;
* the use of plastic grass is not consistent with the garden suburb character of the Conservation Area nor with policy **BGI 1**;
* the lighting used, and the resulting light pollution, are contrary to policy **BGI 3.**

The Neighbourhood Forum therefore requests that the application is refused and that Enforcement action is taken.

Redington Frognal Neighbourhood Forum
[https://www.redfrogforum.org](https://www.redfrogforum.org/)

<https://twitter.com/RedfrogNF>

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