

Application No: 2013/5039/P
Site Address: 30 St. Marks Crescent
London
NW1 7TU
Case Officer: Sam Fowler
Consultees Name: Richard MILLETT

Received: 09/09/2013 09:42:06
Comment: COMMNT

Response:

We object to the proposed application

- (i) to construct a three storey extension to rear of the property and
- (ii) to the construction of single storey side extension.

- (i) The three story extension

Our objections are as follows.

(a) If the rear wall is built according to the application, then it will cross our boundary wall and encroach onto our garden by about two feet at the corner. This is obvious from any visual inspection of the boundary wall and from the plans themselves (see eg Existing Site Plan, drawing no 12018 PL00 010. If the area containing the number “9.15” is squared off as per plan, then it will plainly cross into our garden the other side of the boundary wall as marked.

(b) At present, our rear bedrooms are not overlooked. If the extension is built, if it contains windows we will be overlooked into our rear bedrooms. We will lose the great degree of privacy that we have enjoyed since we moved there in 1989. It will also reduce daylight, prejudice our outlook because the neighbouring wall would be significantly closer, and would overshadow us and create an increased sense of enclosure. For this reason it will not comply with CPG 1 Design because it will “cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.” (emphasis added).

(c) So far as daylight reduction is concerned we draw particular attention to paragraph 5.1 of the RSK Daylight/Sunlight/Overshadowing analysis. The view that the reduction in daylight “should not be noticed” is too vague to give us any comfort at all and we do not agree with it.

(d) The new windows in the proposed rear extension will create light pollution at night close by.
