

[REDACTED]

From: Hope, Obote
Sent: 30 May 2014 10:25
To: Planning
Subject: FW: 26 Steeles Road.No. 2014/1366/P and 2014/2894/P
Categories: Orange Category

Please log as an objection.

Thanks

Obote

From: PETER BEARDSSELL [mailto:[REDACTED]]
Sent: 10 May 2014 13:24
To: Hope, Obote
Subject: 26 Steeles Road.No. 2014/1366/P and 2014/2894/P

Dear Mr Hope,

Re 26 Steeles Road, Planning Applications 2014/1366/P and 2014/2894/P

The members of the Eton CAAC make the following objections to the proposed roof terrace at this address.

The property concerned already has a roof terrace. This is set unobtrusively into the rear slope of the mansard roof, providing outdoor space by way of a design highly appropriate for such houses in a conservation area. But the proposed (additional) terrace, by occupying the flat top of the roof is - contrary to the application's design statement - far from being unobtrusive. Despite its being set back, it would be a very noticeable and unwelcome presence to the residents of the top and upper floors of the houses opposite. The drawings showing lines of visibility deal only with street level, and completely ignore the effect this proposal would have on those living across the road.

People apply for a roof terrace because they want to spend time on their roof. Chairs, sunshades, barbecues, noise and social occasions then follow. The roof effectively ceases being one, becoming instead a frequently occupied 'additional floor'. In this case, such usage would be an intrusion upon those already mentioned. And the glass guarding will not, as stated, resolve the problem of sound - not unless everybody using the terrace remains seated at all times.

The sections, by being taken through the existing front dormer window, make the terrace appear more set back than is the case. Is this an error or an old trick? It is, in any case, seriously misleading. There is no proposed front elevation, which by being an elevation would have to show the guarding. The implication is that the proposal is effectively invisible, which it isn't.

Living on the upper floors of such houses as 26 Steeles Road means you look onto a roofscape that is quiet, unoccupied, and restful. Proposals such as this herald intrusion and an erosion of privacy for those who would look onto them. If the roof terrace on the building opposite (19 Steeles Rd) played any role in

prompting this proposal, it is important to note that it is there without permission. And in August 2013, a proposal for a roof terrace on the house next door (18 Steeles Rd) which cited the presence of its neighbour in justification when applying, was refused.

This is a conservation area: and this is proposal for a property already provided with outdoor space. We do not think permission should be given to this application.

Yours sincerely,

Peter Beardsell

Eton CAAC