

Photo of the house from 18A garden

Dear Sir,

Herein are my comments and objections regarding this planning application.

Planning application reference 2014/1640/P

Residential extension of 18B Bartholomew Villas at first floor level by Mrs Victoria Keri-Nagy

I live in the ground floor flat of 18A Bartholomew Villas. I write in connection with the above planning application. I have examined the plans and other documents available and wish to object strongly to the extension of the house at first floor level.

The ground floor flat's kitchen unique (and already scarce) source of light is the french door opening onto the garden. The first floor rear extension would create extensive loss of light and overshadowing, resulting with an entire room deprived of natural light.

The ground floor flat bedroom windows would similarly suffer from light deprivation. The view through the bedroom inclined roof-window will be a wall less than 2 meters away instead of a sky.

Last but not least, the communal staircase window at mid-floor level is almost totally black-outed by the currently proposed design. This window is the only source of light feeding the staircase at ground to first floor level!

From the outside, this half walled-up window will look totally ill-fitted. Which indeed brings us to design issues: the amenity of the whole house will be damaged by the unconventional outgrowth of this extension which does not fit naturally at all.

Furthermore, the building rear extension will be overbearing. Whilst the current layout of

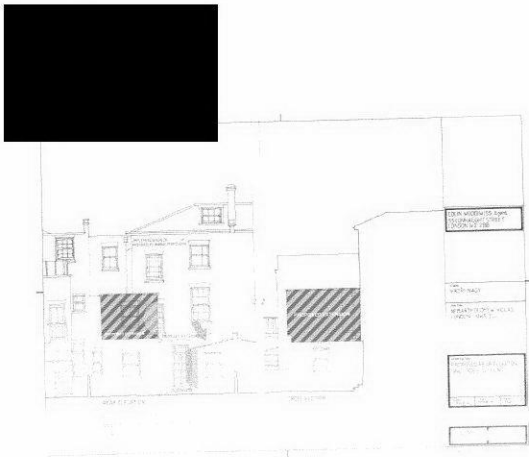
the ground floor flat cuts into the garden, its height is extremely limited and is not higher than the garden wall on one side, or the adjacent property wall on the other side. The height of the proposed rear extension at first floor level is in dissonance to the rest of the house and out of proportion compared to the size of the small garden. It will dominate and overpower the 2 low-height small bedrooms of the ground floor flat and this last will appear "crushed" under the rest of the house.

Finally, the rear extension would overlook the ground floor flat's whole garden and even 'intrude' it in some way. This will lead to a very significant loss of privacy and will certainly impact the peaceful enjoyment of my home and garden.

As a last note, this house, contrary to 16 or 20 Bartholomew Villas, is split in several flats. As a consequence, its design must allow for a multi occupation with enjoyable communal and private parts, so I believe direct comparison with the two neighbouring property is not applicable.

I trust you will refuse this application on the basis that it most definitely contravene your planning regulation.

I attach pictures and drawings for your convenience below.





Communal staircase window at mid level



18\_BAROLOMEUS\_VILLA\_planning\_application\_issues .pdf  
835K

