

**REF: Objection to Planning Application 2013/7617/P: 1 Antrim Road NW3 4XS**

(with copy to Planning Dept: Tania Skelli-Yaoz)

To all whom it may concern,

We object to the planning Planning Application **2013/7617/P**: 1 Antrim Road, NW3 4XS.

We are the owners of the first floor flat immediately next door (approximately 5 meters to the south), #56 Antrim Mansions. We are objecting to the proposed first floor roof terrace because: 1) it will create a significant loss of natural daylight and sunlight whilst damaging and almost completely destroying our views in two of our most important rooms and thereby 2) it will create a very unpleasant external appearance from our vantage point and 3) it will increase potential noise nuisance.

The following expands on each of the above points:

1) **Loss of Natural Daylight/Sunlight (whilst almost completely obstructing our views)**

The proposed "Opaque Privacy Screen" is quite high and would essentially create a solid wall approximately 5 meters in front of our kitchen window and even closer to our study/bedroom bay window, with the overall effect of looking into a darkened alley. It will also have a negative impact on the light and views in our master bedroom with the same alley-effect. Our flat already has limited light based on relatively few windows overall. This proposed roof terrace would directly and negatively impact the two most important windows in our home – our main kitchen/dining room window and our study/bedroom window. These are the two rooms/windows where we spend most of our waking time as a family and they are the two windows on which we depend to give us most of the light in (and enjoyment of) our flat.

2) **Unpleasant External Appearance**

From our vantage point, the proposed extension's roof terrace would have the visual appearance of a large 2-storey extension, creating the "dark alley effect" mentioned above. Although the architect's drawing at first glance seems attractive, it is somewhat misleading because it is presented as a stand-alone composition drawn from the perspective of how the building might look if viewed from a substantial distance. However, the way it will *actually* look to us from only 5 meters away is very different. The view that we will see from only 5 meters away (possibly less from the study/bedroom bay window) will be a high, almost 2 storey wall of brick and opaque glass that will almost completely block our view and much of the natural light from our two most important windows (our kitchen/dining room and our study/bedroom as mentioned above). Further, their design brief mentions "ample precedent for other roof terraces with glass railings" (p 7), but they fail to mention that none of those terraces directly obstruct/block the views from their neighbour's windows because, in the cited cases, all neighbouring windows face in one and the same direction, toward large gardens.

The current relatively unobstructed views from our windows/principle rooms that we currently enjoy were the deciding factor when we purchased this flat. It stands to reason that obstructing views/light from two

principle rooms would negatively impact our flat's value, as well as significantly decrease our enjoyment of our home.

3) Increased Potential for Noise Nuisance

The house applying for planning permission has the benefit of a large garden that has visual privacy provided by a high, substantial brick wall and various trees. When the garden is in use (which is often), it can be quite noisy, but we generally have no objection to neighbours using and enjoying their garden. If, however, an outside room (in the form of this roof terrace) is added to the first floor, basically right outside our principle windows, it would create much more noise and disturbance when in use and our only partial recourse would be to keep our windows closed.

Conclusion

In summary, the proposed first-floor roof terrace would significantly infringe on our day-to-day enjoyment of our home for the reasons discussed above. So, while the roof terrace would "greatly enhance the modest size of bedroom 2 improving both the light to that room and the amenity space available to the dwelling" for *their* home (p. 7 of their Design Statement), it would have the exact opposite, significantly detrimental impact on our relatively modest flat and its affected rooms. We as a family, along with our neighbours, are also members of the community with a wish to maximise the potential and enjoyment of our homes and we feel that our windows/views/daylight (particularly in a flat) serve as our principle "amenity space." Moreover, the proposed plan's Design Statement says "There would be no side facing openings in this case so the impact would be marginal" (p.7). We think this statement is untrue and unfair, given the fact that the impact on us (and on our neighbours above and below) would be significant.

We thank you very much for your consideration.

Yours sincerely,

Joan Buerk and Mark Buckley



To Whom It May Concern

This email is an objection to the planning application at 1 Antrim Road, NW3 4XS.

I am the owner of 54 Antrim Mansions, Antrim Road, the ground floor flat immediately adjacent, on the SE side, to the property for which the application has been made. I am objecting to the dimensions of the proposed "rear ground floor level extension with 1st floor roof terrace" on the basis of loss of light and overshadowing. As far as I can tell from the plans submitted the vertical wall of the proposed extension is c.1m higher than the vertical wall of the existing extension. In addition, the height of the top of the 'opaque privacy screen' is the best part of 1m higher than the apex of the current extension roof. Further, the proposed 'opaque privacy screen' is vertical not pitched at an angle, as the current extension roof is. I believe this will lead to significant loss of light and overshadowing to all my windows along the adjacent wall. This includes: my kitchen window, second bedroom window, bathroom window and main bedroom window. The former three windows have a North-Westerly aspect, meaning they already receive limited light - which will be reduced further by the dimensions of the proposed extension and privacy screen. The latter window is actually South-westerly facing, but is the furthest from the garden and therefore already tucked well into the shadow of the current house and extension. It's light will therefore also be significantly worsened by the proposed extension and privacy screen. The distance between the wall and privacy screen of the proposed extension and the external wall of my ground floor flat is not wide. Of course it would be understandable for the owners to wish to build a new extension to the same proportions, but I believe at the new proposed dimensions the impact on my property and living conditions will be unacceptable. I would therefore like to object in the strongest possible terms.

Many thanks.

Yours sincerely,

Dan Brooke

