

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/4507/P	Kevin Kitching	22D Woodchurch Road	21/08/2014 15:58:27	COMMNT	Comments on Planning Application 2014/4507/P

We are the owners of Flat D, 22 Woodchurch Road (the building directly adjacent to 24 Woodchurch Road to the east). We welcome the fact that the owners of No. 24 are finally moving to redevelop the site and are happy also with the change from a commercial to a residential use. However, we have issues with the substantial changes being proposed at roof level.

We disagree that the changes represent 'minor amendments' to the previous approved application (ref 2006/2792/P). The elevation of the building in the previously approved application was 8.16m. The large and imposing stairwell in the revised application increases the elevation by what appears to be more than 2m, raising it significantly above the neighbouring building to the east and above the level of the west-facing windows of our flat (Flat D, 22 Woodchurch Road). In addition, the wall surrounding the proposed roof garden is more than 1m in height - again a very significant increase. Finally, the addition of the roof garden itself represents a very significant addition, particularly in light of its large size.

We currently have unobstructed light and views from our west facing windows, which is one of the best features of our flat. The proposed roof level changes would mean we would be facing large brick walls, which would block our light and view. In addition the roof stairwell and brick wall will be out of character with the neighbouring buildings and will negatively affect the privacy of neighbours.

We feel that relatively minor alterations in design could address these issues quite easily - a less imposing roof access (perhaps a low height glass roof light with electronic opening, to reflect the style and character of roof lights in other buildings in the Conservation area), a railing and foliage to replace the overbearing surrounding wall on the roof and an overall reduction in the size of the roof garden to maintain more privacy for surrounding neighbours, reduce the loss of light and reduce the effect of noise.

Yours sincerely,  
Kevin Kitching  
Sinead O'Shea

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