

Application No: **Consultees Name:** **Consultees Addr:** **Received:** **Comment:** **Response:**

2014/5522/P Helen Gamble 64B Castle Road 14/10/2014 18:58:32 OBJ

Dear Mr Chagger,

31 Hadley Street, Proposed Alterations at Ground Level & Roof Terrace
Your Ref: 2014/5522/P

In regards to the above planning application we note the following concerns:

Planning Procedure:

- We have only been advised of this application in the past few days by one of our neighbours. As part of the statutory planning process we believe we should have been informed under the neighbour notification process, as we are directly affected by the proposals, and given the due period to respond.
- It is worth noting that the list of neighbours being consulted in this application is considerably less than those consulted in the retrospective planning consent 2010/0688/P given for the creation of the terrace in 2010. We were formally consulted as part of that application.
- In accordance with LBC planning guidelines, neighbours who are affected by any proposals should be consulted.

Material & Design Considerations:

We have quickly reviewed the documents associated with 2014/5522/P and would like to highlight our concerns related to alterations to the roof terrace as follows:

- Our primary concern is the height increase of the fence to 1800mm by use of a trellis. This will considerably reduce the daylight/ sunlight to our garden and rear of our house, reduce our outlook and directly effect the enjoyment of our home negatively.
- The scheme suggests an increase of intensity and frequency of use of the terrace that overlooks our property. As suggested in CPG1 Item 5.24 the use of setbacks for the main activity areas of the terrace may assist in minimizing overlooking.
- We believe the boundary/protective barrier of the roof terrace should not be allowed to exceed the current height or minimum building control height requirement of 1100mm and that planting along the boundary should not be allowed to exceed much beyond in a way that would reduce sunlight to our property.
- We would welcome additional detail and specification on the materials proposed for the roof terrace as at present the drawings and information provided is inadequate for us to provide a considered view. The quality and appropriateness of a metal mesh in this situation is currently questionable without additional detail. Precedent images would assist.
- There is a risk as to the success of the 'planted trellis' forming an appropriate visual or building control compliant barrier. Planters and pots are currently proposed to provide the base for climbing plants. This is a small growing medium for successful vegetation growth and reliant on intensive maintenance by the owners.
- We have no concerns over the ground floor alterations, as these do not directly affect the

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enjoyment of our property.

While we wish to support the improvement works, we would ask for these design measures to be considered as part of the approval process. With this we look forward to your response on the issues raised above.

Kind Regards,

Helen Gamble-Shields
