

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/6234/P	Alexandra Reitman	Flat 1 41 Ainger Road	19/11/2014 17:30:09	OBJ	<p>would like to raise an objection, based on the lack of information provided, which makes it difficult to assess the acceptability of this proposal. Given the information submitted, I would also like to object to the scale of the proposal, and its impact on the existing building as well as views from Oppidans Road.</p> <p>There is minimal information regarding the relationship to neighbouring buildings, and no illustration of whether there is a legitimate rationale/precedent for such an extension. The "existing section" suggests a flat roof although it is not clear what the element to the left of the bedroom is meant to be, perhaps the communal stairwell although it is not evident. The existing and proposed plans do not sufficiently show the relationship to the flat below or neighbouring buildings to allow a full appreciation of the proposal. It is noted that the sections indicate the flat roof and roof light to flat 1, but this is not illustrated in plan and therefore difficult to judge the relationship between the elements.</p> <p>In terms of design, the proposed structure appears to rise higher than the structure enclosing the communal staircase, although no illustrations of the visual impact or materials proposed for that return (i.e. the northeast elevation) have been provided and therefore raise concern over the visual impact, particularly as this may be visible from Oppidans Road. The scale of the proposal also seems to be at odds with the existing window of the building in that the extension will not cover the full extent of the window and will leave a bit at the top exposed, which has a negative impact on the appearance as it reads as a poorly considered appendage not in keeping with the design of the building. This drawing seems to be inconsistent with the proposed plans/sections which suggest that the window becomes a doorway which will be fully enclosed within the extension. It is not clear what the applicant intends to do to the rest of the window which is not covered by the extension or if the expectation is that the extension will actually rise the full height of the window, in which case the drawings are inaccurate and the extension will be all the more visible from the northeast. If a design statement has been submitted this has not been made available on the Council's website.</p>
