

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7713/P	Peter Colley	46 Westbere Road	18/01/2015 13:19:31	COMMEMP ER	<p>The application as currently proposed has certain aspects which I believe need to be considered which are detrimental to this application:</p> <ol style="list-style-type: none"> 1) The introduction of a ground floor extension at the back of the property complete with a flat roof which would be used as a terrace (point 9 on the plan) for flat 3 would mean that gardens in Asmara Road and Minster Road would suffer a decline in privacy as the use of this terrace would mean that the gardens are more overlooked than at present. 2) The introduction of a dormer extension and window at roof level for flat 5 at the back of the property would introduce a further reduction in privacy in introducing a window overlooking the gardens, including that of 46 Westbere Road, at a higher level than all current windows which overlook this area. It would reduce privacy by overlooking the gardens and the houses in Asmara Road more than at present. 3) (See side elevation plan, north west) I would question the adequacy of the light for the ground floor windows proposed in the narrow side passage as applicable to flat 2 (for the living area and the bedroom). The passageway would be shaded for the majority of the day, and the windows would face onto the brick wall 46 Westbere Rd which would be only between 90 and 108cm away from the windows. This would be likely to provide inadequate light for this flat based on the division of the ground floor area of 44 Westbere as proposed. 4) The introduction of large dormer extensions at roof level to the sides (north west/south east) of the house would spoil the consistent view of the houses from the street. As shown on p3 of the Design and Access Statement the current houses of the same build do not have dormer extensions, and provide a uniform aspect to street view. 5) I note the mention of car free status for this development on the application form. However, p7 of the Design and Access statement mentions that parking permits are available from the council. If this development goes ahead it must be clear that it is car free as there would be inadequate parking space on Westbere Road to sustain parking for 5 flats. The parking bays are already heavily used. The immediate area in front of 44 Westbere Road is a restricted Bus Stop area. 6) The Planning Statement in point 5.5.3 states that 'Flat 3, falls slightly shy of the minimum space requirements'. In a property of this size there should be no need to produce accommodation below minimum standards. There does not appear to be a requirement for this property to be converted into five flats when it could adequately meet requirements if converted into fewer.

Based on the points above I would urge that the present planning proposal is rejected.