

Alice Gailey, 37 South Hill Park, NW3 2ST

16.05.2014

**Re: Planning Application 35 South Hill Park, ref No. 2014/1938/P**

Further to my objections dated 23<sup>rd</sup> April I should like to reinforce the way the proposals flout so many of the requirements of DP27 and CPG4. A few are listed below:

The second floor of the 2 storey rear extension is lowered at least 2 metres below the existing rear garden and this makes it more than a one storey basement extension . The foot of the proposed retaining wall being 2.65 metres below garden level on our boundary. The removal of the rear garden effectively creates a lightwell across the whole width of the site. This in contrary to CPG2.5 and 2.6.

2.63. The width of any visible basement wall should not dominate the original building.

2.65. Proposals for basement development that take up the whole front and /or rear garden to the property are very unlikely to be acceptable. Sufficient margins should be left between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally. These margins should be wide enough to sustain the growth and mature development of the characteristic tree species and vegetation of the area. The Council will seek to ensure that gardens maintain their biodiversity function for flora and fauna and that they are capable of continuing to contribute to the landscape character of an area so that this can be preserved and enhanced.

2.70. Excessively large lightwells will not be permitted in any garden space.

2.71. Lightwells to the side or rear of the property should be set away from the boundary to a neighbouring property.

2.74. The lowering of the natural ground level to the rear of the property should be minimised as much as possible.

The total excavation of the whole of the rear garden is contrary to the policies described above and others previously mentioned and is detrimental to the amenity of us the neighbouring property.

Conclusion.

In conclusion there are multiple reasons why I feel strongly that the proposed application be refused.

Alice Gailey