

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0471/P	Matthew Freeman	18 Apsley Road Oxford OX2 7QY	02/03/2015 11:51:29	OBJLETTE R	<p>Dear Planning Officer,</p> <p>I write to object to planning application 2015/0471/P, the addition of three flats to 69 Torriano Avenue, NW5 2SG. I am not a local resident but my elderly mother lives in Davis Cottage, Torriano Cottages. Her house will be very substantially affected by the planned development and I am concerned that as an elderly woman living alone, her interest may not be fully considered. I would like to draw you attention to the following points.</p> <ol style="list-style-type: none"><li>1. Although the proposed addition of a one floor to 69 Torriano Avenue looks reasonable from the front elevation shown in the application, the rear elevation will tower over my mother's house, dominating her property and depriving her of both reasonable levels of natural light and privacy.</li><li>2. This is a clear case of over development. It is important to understand that the development not only adds a floor, but also extends floors to the rear, almost completely filling the garden and the gap between the houses. This is made worse by the plans including balconies for each of the flats; these will directly overlook my mother's house, and people standing on them will be able to see directly into the skylights of my mother's kitchen, the room in which she primarily lives, and her work room.</li><li>3. The extremely close proximity of five dwellings will also cause a real potential for noise nuisance.</li></ol> <p>In summary, the proposed project is certainly a case of unreasonable over-development, and it will substantially harm my mother's living conditions. I am concerned that this may not be obvious from the rather superficial plans that have been submitted. It is particularly striking that no drawing addresses directly the relationship between the proposed work and the house most directly affected by it.</p> <p>Yours faithfully,</p> <p>Matthew Freeman</p>

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2015/0471/P	Richard Mallett	Flat B 71-73 Torriano Avenue NW5 2SG	03/03/2015 15:27:39	OBJ	<p>I would like to object to this proposed planning application. I've looked at the proposed plans carefully, including the plan drawings.</p> <p>We live on the second (top) floor of the building directly neighbouring number 69 to the north. By extending the building backwards (west-south-west) and adding a 3rd floor above our own building height, on both the existing building and on the rearwards extension, there would be a large new bulk of building next to and above ours. This would have the effect of blocking considerable amounts of light, especially as all the new bulk is on the south side of our flat. Furthermore, it would make our building feel quite hemmed in. I imagine the situation would only be worse for occupants on the 1st and ground floors in our building.</p> <p>I can understand extending the building backwards up to the existing height of the building (2nd floor), or adding a 3rd floor to the existing building on its own, but by doing both it creates too much bulk to the detriment of our light, and will seem to loom over the neighbouring building too much. We would not object to either of these extensions (rearwards OR upwards) happening on their own, it is just the conjunction of the two.</p> <p>I trust you'll take our views into account when judging this application. We appreciate that there's a need for more housing in London, but in our view this would be too much extension for one property to the detriment of those already living next door.</p> <p>Many Thanks, Richard Mallett</p>

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