

## Comments Form

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Email address   
Telephone number   
Planning application number 2015/1217/P  
Planning application address 18 Grove Terrace

I support the application (please state reasons below)   
I object to the application (please state reasons below)

Ref 18 Grove Terrace

It is unclear whether the enlargement of the front lightwell has been abandoned. It is still referred to in the documentation.

This must be clear to ensure no development of this aspect.

We are not completely against some sort of sympathetic development out of the rear of the basement.

However the current proposals are wholly unacceptable due mainly to their size. It is an enormous extension of firstly the covered area, and secondly the paved sunken area.

It is all totally out of proportion to the footprint of the house and to any other property in the listed Terrace. – Even 19, which we did not extend, but we did buy it.

Salient Points:-

1. The extension covers the whole width of the garden. The adjoining property garden walls are listed. They have almost no foundations. The rear of adjoining and nearby properties will be at risk of movement and damage. We can see not consideration of this in the plans. Party wall agreements will be a very big issue.
2. The roof has a huge lighting strip that will cause severe light pollution – particularly to No 19.
3. The so called 'green roof' lends itself to easy human access and the possibility of garden furniture. This would require a surrounding fence; anything over 450mm above the surrounding surface needs railings 1.1 meters high, with vertical bars spaced no more than 100mm apart – altogether pretty intrusive stuff on such a 'roof terrace'.  
Any use at all of the surface would cause an invasion of privacy to surrounding gardens. There should be some way of preventing this occurring.
4. The construction management document looks like a 'cut and paste' from Architecture 1.01. It takes no real account of the restricted access and areas around the property. The Terrace road is very narrow and always crowded with parked and delivering vehicles. The mews access is severely restricted on width; height and weight. We have witnessed developments in the Terrace, having lived on the road for many years. A project of anything like this size will cause major disruption to the residents. A disruption usually ignored by the developer and owners, who generally absent themselves for the duration.

Recommendation:-

Scale the whole plan right back – say, by some 50%, and do not touch the adjoining walls, except to underpin where necessary. Cut out the light and privacy intrusions – write a proper management construction plan that takes account of the real surroundings and neighbours – that would be a good start.

This process seems to be again the standard Architects' gamesmanship – go for an unrealistic monster, then wear down the interested parties, wasting the valuable time of the planners by reducing inch by inch. A practice that in our view should be formally and materially penalised by the Planning regulators.