

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/1541/P	Shirin Shahin	50 Hawtrey Road NW3 3SS	03/05/2015 15:57:05	OBJ	<p>As the owner and actual occupier of one of the next door properties to this proposed development I totally object to this application.</p> <p>Height – The proposal is too high and would be an unsightly mass and out of keeping within a line of these townhouses. Building a wall 3160mm high extending to ‘approximately’ 3.7m at the edge of my property would cause me loss of light. A similar style development at No 46 is only 2.6m high, and sits comfortably under the existing balcony.</p> <p>All these properties have either full length windows or doors on the 1st floor creating symmetry to the appearance. No 52 currently has a 3 panel window at first floor level, matching those on its 2nd floor, not 2 as shown on the plan, see the photographs! The height of the top of the concrete balcony floor is 2.8m therefore a roof height of 3.16m would be significantly higher than the current 1st floor level and create an unsightly design within the line of houses. The plans show the 1st floor windows to be smaller than the 2nd floor in both existing and proposed when in fact currently they match. The submitted plans are inaccurate. The development would be above the line of the current bottom edge of the window and be unsightly.</p> <p>Width- Whilst this is shown as ‘subject to party wall agreement’ I object to a large wall being built on the line of the party wall as this would cause damage and disturbance to my garden and home.</p> <p>Length- The 3.7m length of the property is again far too large. It would cause a loss of light to both my property and No.54. It breaches the widely used 45° rule, and even the less onerous 60° rule as described on the Planning Portal. It would spoil my amenity by have a large unsightly wall at the side of my patio area and would have an overbearing appearance. The plans state the extension would end short of the current steps and patio line. This again is inaccurate. It would end approx 700mm past this line. The plans also infer a garden length that is shown to be approximately 500mm longer than it actually is by my calculations and measurements.</p> <p>Conclusion: This proposal is by its sheer size and mass far too large for this site and would create an unsightly and overbearing appearance not in keeping with the remainder of this terrace of town houses. It would cause loss of enjoyment and light to neighbours by its size.</p> <p>The case officer needs to carefully study these plans and visit the site as the plans have been ‘cleverly’ drawn to disguise the sheer size of this proposed development. For the Design and Access statement to contain the line ‘This new extension respects and blends with the original architecture, with no obstruction of daylight or outlook to the adjacent properties at nos.50 and 54 Hawtrey Road’ is I would suggest misleading in the extreme.</p> <p>I urge you to refuse this application.</p>