

[REDACTED]

From: Peacock, Nicholas [REDACTED]
Sent: 04 August 2015 09:24
To: Planning
Subject: Planning Application Consultation: Application Reference 2015/3006/P
Attachments: FullSizeRender.jpg; FullSizeRender.jpg

**4 Achilles Road
London NW6 1EA**

Regeneration and Planning Development Management
London Borough of Camden

By email: planning@camden.gov.uk

Attention: Matthew Dempsey

4 August 2015

Dear Sirs

Planning Application Consultation: Application Reference 2015/3006/P

We refer to your letter dated 15 July 2015. These comments refer to the Planning Application (Ref: 2015/3006/P) for "Erection of 2 x storey, one-bedroom residential dwelling following demolition of existing garages".

We are against the application based on the following material considerations:-

1. Overlooking/loss of privacy
2. Loss of light and overshadowing
3. Layout of building - density
4. Loss of amenity

Please note that we have not seen any plans showing the design of the proposed new dwelling. We would request the opportunity to comment on the actual plans when they are available.

1. Overlooking/loss of privacy

We are the owner-occupiers of the family house at 4 Achilles Road, together with our three young children. The present single storey garages run across substantially the whole of one boundary of our property (see **attached photos**). The wall of the garages is separated from our boundary by an alleyway of only 0.92 metres (3 feet). The proposed dwelling would therefore overlook the entire rear of our property with close and direct views into our kitchen/dining area, and two bedrooms.

The distance from the proposed property and the windows of our kitchen/dining area and bedrooms would be less than 13 metres (41 feet) resulting in a substantial loss of privacy; similarly, we would be faced with looking into the new property (presumably the bedroom and/or bathroom and living space) from the same short distance.

Such a situation would fail to respect the privacy of either our family or the residents of the proposed new dwelling.

2. Loss of light and overshadowing

A two storey dwelling on the existing site would take light away from our house and garden. As noted above, being less than 1 metre from the boundary of our property, it will necessarily overshadow it.

A two storey dwelling being at least twice the height of the existing garages (plus potentially roof space), would loom over our property and also block out the evening sun from our garden and patio.

3. Layout of building – density

The existing garages are directly against the boundaries of three other properties (see **attached photos**). The footprint of the existing garages is not large (only 7.8 metres across by 6 metres deep (25.6 feet x 19.6 feet)).

There is no space to set any proposed development back from either the street or the other properties which will be affected by it. On the contrary, given the inadequate space available, any development would necessarily be built up against the other boundaries and as high as possible. This seems a poor candidate for sensible infill development.

4. Loss of amenity – off-street garage space

While the current plot lends itself badly to a residential development, it does offer three secure, private garage spaces in an area which is painfully short of off-street parking. Such spaces would undoubtedly be in demand and highly valuable if they were made available for purchase or lease.

Please let us know if you require any clarification of the above comments.

Yours faithfully

Nicholas Peacock

Lucy Peacock

Att – Two photos showing the garages taken from our property

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