

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3940/P	John Mooney	107 Greencroft Gardens	21/08/2015 13:13:49	OBJ	<p>(This is the same comment as was posted 21-08. That original posting was technically flawed, in that it did not include the comment in full.)</p> <p>Further to comments separately posted 31 July, I would add the following observations relative to the plans themselves and the fundamental incompatibility of an outdoor living space atop 103 with its neighbours' entitlement to reasonable privacy, quiet and security on the one hand; and the aesthetic integrity of the terrace on the other.</p> <p>The proposed front railing, visible from the street and houses opposite, is objectionable enough in a conservation area. But the plans also call for planted garden areas, whose plants could obviously grow to heights plainly visible from the surroundings and disturbing to the existing lines of the terrace. It is not sufficient to rely on current residents' good intentions (which we don't impugn), as once made permanent the roof terrace could be subject to use, neglect or misuse by unknown future residents.</p> <p>Note also that the success of this application would have the effect of making my own rooftop and neighbouring ones equally viable to develop as outdoor living areas, subject to similar planning applications based on this precedent. But the filed plans afford no privacy at all to neighbouring rooftops. Indeed the rooftop of 103 would look straight into the rooftop of 105 from a distance of barely more than a foot. The proximity to my own rooftop at 107 would be hardly less, across the narrow width of 105.</p> <p>The addition of barriers adequate to remedy such an uncomfortable juxtaposition of living spaces (with attendant noise, cooking smells, barbecue smoke, etc, not to mention security) would inevitably need to be of a conspicuous size and character incompatible with the mandates of the conservation area; and/or a risk to the structural integrity of the terrace; and/or a clear falling hazard in violent weather.</p>
