

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/4425/P	Helene Chapman-Mortimer	Ground Floor Flat 71 Dartmouth Park Road NW51SL NW51SL NW51SL	09/09/2015 16:32:22	COMNOT	<p>I object to the proposed erection of a flat roof rather than a sloped roof extension to the rear at 69 Dartmouth Park Road; it is generally considered that a single storey extension with a sloped roof is not harmful to neighbours' amenity.</p> <p>The proposed new flat roof is huge, around 10 metres square, approximately 4 metres by 2.5 metres. I could not find these measurements set out on the plans and had to measure the relevant spaces from the inside of my own flat. It reaches up to floor level on the ground floor and there is nothing to stop access to the roof either from the large ground floor windows or from the ground.</p> <p>LOSS OF DAYLIGHT, SUNLIGHT AND PRIVACY</p> <p>The proposed new flat roof will be located directly below and to the right of my large living room windows at 71 Dartmouth Park Road. The windows in my living room stretch nearly from floor to ceiling and are approximately 2.7 metres wide. The new roof would mean total loss of privacy for me. Any screens or other large objects placed on the roof would cut out sunlight and daylight and leave me prisoner in the dark where previously there was a very sunny room with a view.</p> <p>Allowing this roof to be built now, would encourage further planning applications to build on the roof and since I would already have lost my privacy, sunlight and daylight, there would be nothing to stop further development, such as a roof garden or balcony.</p> <p>NOISE AND NUISANCE</p> <p>Obviously, a large and easily accessible flat roof will mean a significant increase in disturbance throughout the day.</p> <p>DESIGN AND LAYOUT, safety and security</p> <p>All the points raised above are design failures but one more design issue remains: that of safety and security. I have only been burgled once, so far, and the burglars gained access from the back. Many of the surrounding fences in the area are full of holes and provide easy access to the back gardens. The proposed new flat roof at 69 is easy to access from garden level; and it provides an excellent view of what can be found indoors in the ground floor living rooms at 69 and 71 as well as facilitating moving stolen items outdoors.</p> <p>For comparison purposes, you may wish to know that there are two existing extensions at 71 Dartmouth Park Road. The larger rear extension is a conservatory with a sloping glass roof. Next to the conservatory (and not shown on the plans), there is a small extension with a flat roof. This extension reaches two floors up and is below a window belonging to a mezzanine office. The office is normally kept locked and it leads on to the landing in a communal area. This is bad enough and the roof is recognised as a security risk. However, it is nothing like the temptation offered by the proposed new flat roof at 69 Dartmouth Park Road.</p> <p>Burglaries are very common here and we recently had leaflets posted through the door from the police warning of a steep increase in burglaries. I believe the existing flat roof at 71 was built in the sixties, when burglaries were far less common.</p>

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