

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/6326/P	alan selwyn	38 Howitt Rd	16/12/2015 13:02:52	COMMNT	<p>1. I object to the bulk of the rear dormer which detracts from the conservation area rear roofscape view. It is proportionately wider than others in the terrace (45% of total width of the elevation vs the usual 35% (the neighbouring 33 also has a much smaller completed dormer than shown on these drawings, so what is shown is incorrect with regards to the actual situation). The window width is proposed to be the same as the 1st floor dormer creating an unbalanced and over intrusive element- the window size is normally much smaller than that of the lower dormer to be subservient and balance it better. (e.g. others are around 70-78% of the height of the lower dormer window, this one 92%, others significantly narrower than the lower dormer rather than the same width). 2. The increased glazed element directly looks into the bedrooms on the upper floors of the bedrooms opposite causing loss of privacy. 3. The large plate glass modern glazed elements shown detract from the style of the conservation area (wooden sash and multiple glazing bars).</p> <p>If the dormer were made smaller, to balance better and with smaller windows and a design more in keeping with the rest of the buildings in this conservation area, the rear dormer may prove acceptable. The characteristic of these particular houses is the long sloping roof which acts to increase the southwesterly sun light to the small rear garden and the effect visually of large dormers is to present a jagged tooth effect reducing evening sunlight. Only 4 houses in that terrace currently have small 3rd floor dormers so this represents a significant increased development which if allowed would set a dangerous design precedent by extending the acceptable limits of what is allowed and what currently pertains. It may not seem a lot but it would create design creep we have been seeing at other developments in this conservation area.</p>

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