

Dear Ms. Skelli –Yaoz,

I reviewed with concern the details of the two referenced applications for additions to the already approved application and wish to submit the following objections on behalf of 4 Oakhill Avenue, the detached house adjacent to N0.2.

**1.- The proposed top roof terrace** and glass envelope is a back door attempt to bypass the rejection of the application for the raising of the addition of a top floor and the related raising of the roof in line with that of the house (2B) at the opposite end of the building. Back at the time when the original owner of the whole building, the late Mr. Simcha, applied for the roof to be raised on all three houses, the application was rejected for two out of the three houses, namely No.2 (presently submitting the applications in question), and No.2c, adjacent to No.2. That application was rejected on the same grounds we are now opposing in this current application, namely the reduction in privacy and clear overlooking issues this will introduce towards our back garden, the rooms and their respective windows on the side of the house, as well as a significant reduction in access to daylight and sunlight for the same windows, which of course being of significant age have their **right to light** as well.

The main reasons for the rejections were always the visual impact of the highly out-of-keeping roof to all surrounding neighbours, the loss of privacy to neighbours due to the significant overlooking that will be introduced through the new proposal, and the **loss of direct daylight & sunlight** and of unimpeded view of the sky for Number 4 oakhill Avenue that will result. Whereas there is today no direct view of the side windows on No.4 from anywhere in No.2, this latest application wishes to create glass enclosed terrace from which the interior of two of the main rooms of No.4 (a main bedroom and a study) will be freely seen, as well as the part of the garden of No.4 that wraps around the house. If the glass is clear then the view from the terrace and vice-versa would be unimpeded, if the glass were to be frosted, the present view of sun, sky and foliage would disappear. Neither solution is therefore acceptable.

Additionally, the glass envelope will reduce substantially the amount of sun and light enjoyed by residents of No.2C using their tiny garden terrace and upper garden.

In addition to the above, the terrace would be a source of high-level noise pollution, completely out of keeping with the neighbourhood in which all outdoor activities are maintained at ground or first level.

For each and all of the above in relation to the rooftop extension, the application should be REFUSED.

**2.- The proposed additional area to the basement to be dug and the green roof above** will come dangerously close to the foundations and the sewage lines along the side of No.4 Oakhill Avenue. It will also increase the size of the garden terrace out of proportion with the size of the house and with the size of the adjacent terrace of No.2C . A larger garden terrace causes also noise pollution that will affect the gardens of adjacent properties to the sides as well as on Heath Drive

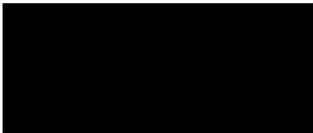
For the above reasons this application should be REFUSED.

I am available on mobile Nbr [REDACTED] should you need any clarification to the above or if access to a planning officer is needed to see on site the issues raised above.

Thank you Ms. Skelli-Yaoz for your attention to these arguments.

Yours sincerely,

**Horacio Furman**



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