

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/7146/P	Helene Chapman-Mortimer	Raised Ground Floor Flat 71 Dartmouth Park Road NW51SL	20/01/2016 16:59:50	OBJ	It is generally considered that a single storey extension with a sloped roof is not harmful to neighbours' amenity. This has not been taken into consideration in respect of the proposed new flat, green roof at 69 Dartmouth Park Road and I therefore object to the proposed erection of a flat roof extension. I support the comment made by the Basement Flat lessees at 71 that the design should be amended to a sloping roof and that the design should be such that the roof can only be used as a roof.

OVERLOOKING, LOSS OF DAYLIGHT, SUNLIGHT AND PRIVACY

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 proposed new flat roof is huge, around 10 metres square, approximately 4 metres by 2.5 metres. (I could not find these measurements on the plans but since both sides of the house are identical it was possible for me to measure the intended size from inside my own flat.) Therefore anyone on the proposed new roof could see all of my living room. I also support the comment made by the Basement Flat lessees at 71 that the new roof will overlook their conservatory and kitchen.

The proposed new roof is easy to access, either from the large ground floor windows or from the ground and without restrictions it would mean total loss of privacy for both the Basement Flat and Ground Floor Flat at 71.

The look and appearance of the green roof has not been set out in the planning application which means it could easily become, for instance, a terrace with some pots. Also, there is no indication of the height of the plants to be used or how invasive these plantings will be. I agree with the comment made by the Basement Flat lessees at 71 that the plants used on the green roof should be selected and set out in the planning application and that only low-growing, low maintenance plants should be allowed.

At the moment, we have the benefit of a well established Boston ivy from 69 climbing all over our windows and blocking light and pulling sash windows apart, particularly my windows (see photos 5, 6, 8 and the images of the existing and proposed design in the Design and Access Statement). Further down at 69, on the same wall as the ivy, there is a well established Wisteria. Both these plants would try to take over the new green roof - unless the "green roof" is in fact intended for these plants. The proposed design image in the Design and Access Statement makes it look as if the ivy will extend from the wall on to the new roof, in which case the intended "green roof" will be nothing more than a roof terrace with ivy allowed to grow onto it.

It is perfectly reasonable to expect a screen 2.5 meters long to be erected next to my windows for the existing ivy, in this way robbing me of daylight, sunlight and the view from my window. I would ask that you ensure there is no planning permission for any such development.

I support the comment made by the Basement Flat lessees at 71 Dartmouth Park road that the proposed new roof could cut out light in the Basement Flat and that nothing should be stored on the new roof.

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					<p>Similarly, any large objects placed or planted on the proposed new roof, e.g. large plant pots and large plants, would leave me unable to look past the 2.5 metre stretch of the proposed new roof extending past my windows.</p> <p>At present, I have a sunny living room with a view and this would all be lost. It would also feel much more cramped as the present arrangements are airy and give an impression of free space.</p> <p>Allowing the green roof to be built without strict restrictions would encourage further planning applications to build on the roof and since I and the Basement Flat lessees would already have lost our privacy, sunlight and daylight, there would be nothing to stop further development such as a roof garden or balcony; with the huge living room windows at 69 easily converted to doors to allow access.</p> <p>NOISE AND NUISANCE</p> <p>Obviously, a large and easily accessible flat roof will mean a significant increase in disturbance. Once the flat roof has been built there is no guarantee it will remain a green roof. It would also be very easy to use removable steps to access the roof.</p> <p>A roof garden, whether it be a green roof or something else because the green roof has been abandoned, would have to be maintained and there is nothing in the planning application to set out whether high maintenance plants will be used on the roof, how much weeding, pruning or feeding will need to be done; how the roof will be irrigated or how often the plants will need to be watered or maintained by hand or how often gardeners will need to attend.</p> <p>There is nothing in the proposed plans to set out how the roof will be used and once you have a flat roof there is just so much you can do on it, day and night. I agree with the comment made by the Basement Flat lessees at 71 that it should be prohibited to stand on the roof; a prohibition to sit on the roof was included as a restriction the last time this planning application was made. I would ask that the wording of the any restriction for this planning application be such that it is clear that there should be no usage of the roof other than for maintenance - e.g. "no sitting" could be interpreted as permitting lying down and sunbathing or standing on the roof during parties - and also that the green roof be a low maintenance roof to reduce inconvenience to others.</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. One of the walls to the flat roof will extend past the boundary line and into 71 Dartmouth Park Road. This means that an access walkway will be created straight up to my living room windows. 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 the back of 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>

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For comparison purposes, you may wish to know that there are two existing extensions at 71, one of which is a small extension with a flat roof. This extension reaches two floors up (as opposed to one floor for the proposed new roof) and it is below a window belonging to a small mezzanine office, which is kept locked and leads to a communal area. This roof has been used for unauthorised access as a matter of course in the past although it is far higher up than the proposed new roof at 69. I also believe that 73 Dartmouth Park Road, which also has a small flat roof leading to a communal area, has been burgled regularly although it is nothing like the temptation offered by the proposed new flat roof at 69 Dartmouth Park Road where you have direct access to the Ground Floor Flat at 71 and all of 69 .

Burglaries are very common here and we recently had leaflets posted through the door from the police warning of a steep increase in burglaries.
