

Dear Sirs/Madams

Further to my comments on the original application, I would like to make known my continued concerns re the revised plans:

- a.) The new construction is still out of keeping with the original building and thus not in accordance with regulations regarding maintaining the character of a conservation area.
- b.) Viewed from all the properties on Winscombe Street, Bertram St. and Chester Rd the new build will stand out against all previous construction. I cannot understand why any extension would not be of a conservatory style as per existing extensions.


My greatest concern is:

- c.) That the so-called 'green' roof will not preclude the residents from standing on it and therefore being unbelievably intrusive to all the facing gardens and bedrooms. I would like to know what safe-guard will local residents have against such action.

Yours faithfully,

Michael Zimmerman

39c Chester Road, N19 5DF



Dear Sirs/Madams,

Please find attached my comments objecting to the above planning application.

Yours faithfully

Michael Zimmerman

39c Chester Road, N19 5DF

<re planning application 1a winscombe.docx>



Objections to 2015/5761/P amendments

1b Winscombe Street

41a Chester Road

I wish to object to the planning application for 1b Winscombe Street on the grounds that it would reduce amenity to neighbours, spoil the area, is of poor design and would potentially damage trees. I have detailed my reasoning below.

I live at 41a Chester Road in the maisonette covering the ground and lower ground floor with full access to the garden.

- The design of the extension is very poor and means that the flat at 1 Winscombe Street will be very dark. I find it highly unlikely that future occupants—if not the current occupants—will tolerate this and anticipate an increased likelihood of ongoing building works and disruption. It seems that the only reason a solid roof on the extension could have been chosen for an already dark and damp lower ground floor flat was because of the intention to use it as a roof terrace. They seem to have taken no consideration of CPG 1 which calls for high quality design or CPG 6: amenity, by designing an extension that will reduce daylight to the occupants of both 1b Winscombe Street and 41a Chester Road despite the potential to vastly improve daylight at 1b Winscombe Street.
- Future neighbour disputes are likely due to the easy access from the roof of the extension to the garden of 41a. It is apparently only a 1.5m drop from the roof of the extension to the garden of 41a. I think it is far too easy for somebody to come into my garden. I may be forced to erect a further fence to keep my dog in which I do not want to do because this will further take away from my light and view. However, if I do not then it is highly probable that my dog will jump onto the roof terrace and have access to every garden in the neighbourhood. Perhaps a glass balustrade would help?
- It should also be noted that the Pyracantha tree in the garden of 41 Chester Road is not where it has been shown on the plans in the application. It is in fact about 1cm away from the corner of 1 Winscombe Street where there is

also a large forsythia. This area of 41 Chester Road is raised and the roots of this tree will be entirely exposed and thus very likely damaged during the building of any extension. This tree is important for my privacy but also provides berries for the birds and currently has a birds' nest in it. I imagine the cherry tree in 43 will also be damaged. Of more serious concern are the three trees in 43 Chester Road which are protected under Section 211 of the Town and Country Planning Act 1990 all of which may be affected by the development.

- My main living area, my kitchen and dining area, are situated at the rear of my property on the lower ground floor in the extension. Although my property is south facing it is dominated almost entirely by 1 Winscombe Street, which is the end of a massive 5-storey terrace. There is only a tiny 1.5m gap at one end of the garden, which allows a limited view and small amount of light. The picture below shows this narrow gap from the garden.



This means that most of my property has a building well above the 25 degree line as discussed by the BRE guidance and followed by CPG6 (see page 33 of CPG 6 Amenity: Daylight and Sunlight) and the sun is behind the building most of the day. The proposed 2m extension at 1 Winscombe Street takes up this 1.5m gap entirely meaning that the entire end of my garden will be a building. The drawings misrepresent the height of my property by suggesting that it is raised when in fact it is actually sunken meaning that the extension

will be above mine. The drawings/proposal also suggested that the extension would replace a solid fence of 2m high, which is also incorrect. The solid fence is only about 1.1m high and above this the material lets light through completely (see picture below). Replacing this for a solid wall is by no means like-for-like and will cause me a great loss of amenity.

- Although the new extension will not be over the 25 degree line and will thus still allow light to penetrate the lowest window of my flat, I believe that as I receive so little light that I have a right to all of this light and no light should be taken away from me. I took the picture below just now at 16:15 from the kitchen table where I work from home everyday. I currently have no need for electric lighting.



- As you can see, the current mesh above the fence is entirely transparent. Replacing this with a solid brick wall will massively reduce my light. I propose that the extension will come to about the top of my pergola, which will almost eliminate the light I get in my lower ground flat entirely. Given that the property has been here for well over 20 years I have a legal right to this light and I think any proposal to take it away is abhorrent.

- Although the roof terrace has been removed from the proposal a solid roof that can be walked on remains. I believe that this would be used as a roof terrace and I do not see how we can be reassured that it would not be in the future. To my knowledge the maintenance of the sedum roof requires that people walk on the roof and inspect it at least twice a year already. Allowing the building of an unnecessary structure so close to other people's private dwellings that entirely removes their privacy seems to bypass the point of planning laws in the first place. What is to stop it being used more? There are currently bars on the windows of the large sash window at 1 Winscombe Street; will these be retained to prevent access to the roof? Will these be insisted upon on the new window?
- I redesigned my flat to maximize the small amount of light that it does get. It is already a dark lower ground floor flat with a 5 storey building directly at the end of the garden overshadowing it throughout the day. The one blessing is the tiny corridor of light between the two terraces that just reaches the basement in the afternoons. It would be an unreasonable breach of human rights to take this away from me and future occupants.