

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1663/P	Johanna Houtepen	c/o Route de la Télécabine 46 Le Grimpeur 4 1997 Haute-Nendaz Switzerland	31/05/2016 08:59:08	OBJNOT	<p>My name is Johanna Houtepen and I am the owner of the house next door, 3 Hemstal Road. I hereby lodge my strong objection with regard to the above mentioned planning application for the following reasons:</p> <p>Loss of Privacy. The proposed terrace will directly overlook our garden as well as encroach on the privacy of the kitchen area, and first and second floor bedrooms. There is very little distance between No. 5 and No. 3 Hemstal Road and despite some of them not having been marked on the drawings, the latter has French doors and large windows directly adjacent to the boundary and thus to the terrace. The planned terrace will essentially become a viewing gallery to my garden and house. At present neither residents in Dynham Road nor in No.1 and No.5 Hemstal Road can closely look in our garden and house given viewing angles, the presence of large trees and distance. People on the terrace would be able to see our every move and listen into many a conversation.</p> <p>Additional Noise. As there is very little distance between the planned terrace and our house and garden (just a couple of meters), I am concerned that the proposed terrace when in use will lead to significant additional noise and disturbance, impacting on the quiet enjoyment of the property especially given that children are sleeping in bedrooms directly adjacent to the proposed terrace. Evidently, the terrace would mainly be used when it is warm -and not just for quietly enjoying the sun but also for barbecues and drinks- and windows and doors would thus be open. The French doors to the kitchen and the first floor bedroom window are just a couple of meters away, without any sound reducing barrier in between. Placing a high barrier would not be a solution, negatively impacting the sunlight into our house and garden and hardly reducing noise disturbance. It is simply way too close and it would be as if people were enjoying themselves right in front of us.</p> <p>Impact on Rentability. Lastly, as we have had to move abroad for work reasons and the house is now rented out. It will be much more difficult to rent out with the proposed terrace, given the reasons above (you can't miss the terrace when viewing the property), leading to a potential loss in revenue or even a house standing empty.</p> <p>Can you please confirm receipt of this objection and notify us of the committee date.</p> <p>Yours sincerely,</p> <p>Johanna Houtepen</p>