

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/3853/P	Mary Goyder, Chair, Torriano Cottages Association	5 Torriano Cottages London NW5 2TA	16/08/2016 22:27:03	OBJ	<p>I am writing on behalf of the Torriano Cottages Association to object to the above application on the basis that it has an unacceptable impact on the residential amenity of Davis Cottage, a property on Torriano Cottages.</p> <p>The property at 69 Torriano Avenue is unusually close to Davis Cottage, with less than 3 metres separating the two dwellings. The kitchen/diner of Davis Cottage, which is a primary living space, is day-lit entirely from a rooflight which would be overlooked by the proposed extension, providing no privacy to the occupants.</p> <p>We are concerned that the application does not fully identify the impact of this proximity, especially in terms of overlooking. In particular, we would like to highlight the following points:</p> <ul style="list-style-type: none"> - The Design and Access Statement states that the extension will be set back from the boundary with Davis Cottage by 2.8m. The boundary is shown on the existing and proposed sections and plans. What is not clear from either this statement or the drawings is that the boundary is also the rear wall of Davis Cottage itself and that there is an exceptionally close proximity between the dwellings. - The Design and Access Statement notes that there are already first floor windows in 69 Torriano Avenue and that the extension “will not, therefore, worsen the risk of overlooking Davis Cottage.” This statement is not accurate. Because the ground floor extension projects beyond the sightline of the existing first floor windows it shelters the rooflights of Davis Cottage from overlooking (the photograph of the existing view up from the kitchen within Davis Cottage contained in the Design and Access Statement illustrates that in only the upper parts of the first floor windows of 69 Torriano Avenue are visible from limited areas of the room so that privacy is not unduly affected). The existing windows are, additionally, set back 2.7m further from Davis Cottage than those proposed. - The proposed use of obscured glass in the kitchen window is not a suitable way of preventing overlooking. There can be no guarantee that a future occupant would not want to replace the glazing to a west facing primary room with clear glass. Additionally, we assume that this will be an opening window and, consequently, will not prevent overlooking when open. - The viewing angle and glazing details suggest that the photograph in the Design and Access Statement labelled “view from first floor rear window to rooflights in Davis Cottage” is in fact the view from the second floor window and, therefore, that it is inaccurate as a representation of the current privacy/overlooking condition at first floor level. These views should be assessed on site. - Photos appended to the Design and Access Statement are annotated to show that the rear building line of the terrace “is much closer to Torriano Cottages than the proposed line of the rear extension.” Whilst the building line of the terrace to the south does project further, it is separated by 14 -19m from the houses at 31 – 33 Torriano Cottages, rather than the very close adjacencies on this site.