

From: Brenda Gardner [REDACTED]
Sent: 11 October 2016 18:30
To: Planning
Subject: Application Reference 2016/5187/P

Application ref 2016/5187/P
Associated ref 2014/2831/P [REDACTED]

Planning officer Obote Hope

Dear Sir/Madam,

I have received your letter date 26 September, and have also noted a planning alert by email from September 27th.

The property is 3 Castle Road, and as I am 5 Castle Road this property is semi detached to mine. I would like to make the following observations and objections to the planned extensions and roof terrace.

1. It is not stated in the application what the owner intends. Are there to be two separate flats?
2. If that is the case, there are potentially 7 bedrooms using one narrow staircase. This could mean as many as 14 people occupying the property. This would be unsafe in the event of a fire.
3. The drawing called Proposed First Floor is in fact Proposed Second floor. The Proposed First Floor drawing is missing. There can be no possibility of a terrace on the first floor, structural walls would have to be knocked in.
4. Second floor – wrongly labelled first floor. This has a study/living area which will clearly be the 4th bedroom on that floor.
5. Third floor – The proposed roof terrace will look down directly on my property (and overlook my second floor terrace) and give me no privacy. It will also be at a much greater height than any of residential properties in the area. The 2014 plans which were approved, but not acted on, was a much better option.
6. Roof plan this could be made much clearer with the top terrace being identified as the 3rd floor terrace, then the roof of the 2nd floor, and then the 2nd floor terrace.
7. Rear elevation – this does not show the rear elevation of my property and thus gives no indication of how much higher this building is on the street and in comparison to me.

I would be happy for you to make a visit to my property so that you can judge the impact of the proposals for yourselves.

In short these plans are muddled, sketchy, and confusing. They need to be accurate and give much more detail. The owner also needs to clarify what the property will contain, as this is not just an roof extension but the creation of two separate flats. For this reason and the fire hazard that will be the result I feel the planning committee should reject the application.

Your sincerely,