

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/0081/P	Christophe Decaestecker	Flat4 - 50 Compayne Gardens	21/02/2017 16:03:44	OBJ	<p>I would like to raise few concerns regarding this planning application.</p> <p>I do not see any timeline for implementing the planning permission if accepted.</p> <p>As the residence at 50 Compayne Gardens is a share of freehold, the impact for converting the current ground floor flat into a three bedrooms flat and destroying the current extension and re-building a bigger extension should be mentioned and quantified. This will cause lots of disruptions and inconveniences in this quiet residence.</p> <p>The size of the planning extension seems to be over the authorized limit and will obstruct the current overlooking into the garden for the residents living in the above flats and next doors.</p> <p>At the moment, the cost for maintaining the roof of the extension is shared by the property owners of the residence. It is understood that this is the right of the owner of the ground floor flat to re-build the extension at his expense, though it is unclear what would be the future responsibility of the new extended roof maintenance. As the size and nature of the roof would change completely, I believe the 50 Compayne Garden Ltd should not keep the cost of repairing or maintaining the new roof of this extended kitchen and family room. Indeed this detailed plan has never been discussed or submitted to the other directors of the company managing the house. At least the future ownership of this roof should be discussed and agreed among the directors before any planning permission submission or approval.</p> <p>Most of the new folding windows doors of the extension would be directly facing the above living room windows flats and also facing 52 property. I consider that planning as intrusive for the current privacy. Especially knowing the size of the windows of the above property has been misrepresented in the attached documents. There is a very nice garden at this property, I would request and expect that most the planned folding windows doors to be facing the garden to avoid any privacy issue with the direct neighbors.</p> <p>Also the current planning permission does not show the impact of the garden room planning permission 2017/0089/P if approved. That means the proposed plan does not reflect the correct final view of the remaining garden and is therefore misleading. If you combine the results of the two independent planning permissions, the size of the remaining garden at this property would be reduced by 50%. In this highly conservative area, it would be not acceptable to have such a degradation on a back garden. The overlooking view on the gardens for the residents living above and next doors will be considerably reduced and changed with the two planning permissions if both had to be approved.</p> <p>For all the above reasons, I object to the current planning permission and request amendments and discussions before any new submission.</p>
