

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4342/P	Robert House	59 Falkland Road London NW5 2XB	30/08/2017 20:09:41	OBJ	Dear Mr Marfleet

My family and I have lived at 59 Falkland Road for 29 years. We are very concerned about the effect that the proposed two storey extension will have on the light and outlook from our property. We have a ground floor kitchen and a glass-roofed conservatory which currently have an unimpeded upward outlook. The second storey of the proposed extension at 57 Falkland Road would directly overlook our ground floor and would create a substantial block to the incoming light and to the view out of our conservatory. We would also potentially suffer a loss of privacy, both from the occupants of 57 Falkland Road being able to overlook our ground floor and because there could well be a direct view from the upper floor of the proposed extension into our toilet and shower room which is situated directly adjacent to the proposed extension.

In respect of our right to light, we have had an uninterrupted view over our neighbour's property for more than 20 years - meaning by our understanding that we probably do have an established right to light. We have not had a survey done, but I also think that the proposed extension would infringe the so-called 25-degree rule in relation to our conservatory roof and kitchen skylight, which are opposite the proposed extension. It would also infringe the so-called 45-degree rule in relation to our toilet/shower room and bathroom windows, which are perpendicular to the proposed extension.

The proposed extension would also reduce the afternoon and evening sunlight coming into part of our garden, creating a further potential infringement of our right to light.

We are not aware that any assessment of the loss of light to our property has been made in connection with this planning application. There has, for certain, not been any request for a surveyor to access our property to make such an assessment.

As well as the above-mentioned losses of amenity, it is also my opinion that the proposed extension would have a significant detrimental effect on the value of our property, as the light and airy conservatory and garden are key features of our property.

We would request that the proposed extension is reduced to a single storey which would match the height of our own rear extension - and to which we would have no objection.

Please would you also note that the planning application refers to a 3-storey extension, whereas the drawings appear to show only a 2-storey extension. We assume that the drawings are correct and have based our objection on them.

Yours sincerely,

Robert and Clare House
59 Falkland Road