



Dear Sir,

We live in the property on the corner of Lyndhurst Gardens and Akenside Road, in a three storey Victorian conversion. Of the 6 flats in our building, 2 have gardens directly abutting the garden of 3 Lyndhurst Gardens, and 3 have windows and terraces directly overlooking it from the 1<sup>st</sup> and 2<sup>nd</sup> floor.

It is with great concern that we read about the intention of our neighbours of 3 Lyndhurst Gardens to extend their property with a glazed rear extension.

After careful consideration, we inform you that we strongly object to this extension both in its planned form and in absolute, for the following key reasons:

- **Planned materials:** during the day, **the glazed surfaces will reflect the sunlight and create glare, in the night the extensive glazing and lack of a proper roof will let substantial amounts of light spill out.**

All this will be highly visible from our windows and terraces (which directly overlook the neighbour's garden) in an area where there is now only green and at night darkness.

In addition, the lower sound insulation properties of glass will lead to additional noise pollution (loud music, etc.)

All this will negatively affect our quiet enjoyment of our properties both inside and outside, on our terraces.

- The extension will **add to the density of construction** in the area and its approval by the Council create a **dangerous precedent** in the square garden area delimited by Lyndhurst Gardens (on 2 sides), Akenside Road and Weddeburn Road. The inevitable result will be to inspire other owners to undertake similar projects, **lead to a reduction of the green spaces and substantially change the character of this conservation area.**

We kindly ask you to withhold approval of this extension, or at the very least require its design and materials to be modified (e.g. a flat roof with greenery on it, proper walls and windows rather than just glazing) and reduce the negative impact of this project on the quality of life of the immediate neighbours.

