

Application No: 2017/6280/P
Consultees Name: Sean Browne
Received: 03/06/2018 13:25:04
Comment: COMMITTEE

Printed on: 04/06/2018 09:10:04

Response:

Dear Samir Benmbarek,

We have been made aware of a proposed two storey rear and single story side extension made by Flat A 43 Kingsgate road, under application number 2017/6280/P. [REDACTED]
[REDACTED] We would like to register our concern and opposition to the above mentioned planning application.

Our specific concerns are as follows:

This proposal will set an undesirable precedent in the immediate locality by permitting the erection of an unduly large extension;
The proposed application is a major extension to the rear and side of the property, which will substantially change the rear facade. This is not in keeping with the character or sympathetic to the Victorian terrace, which remains unaltered along the length of the terrace at the rear;
As referenced in the Decision document for 2016/4318/P, the 'proposed development would have a detrimental impact on the amenity of the adjoining premises.' This extension would encroach on No. 45 and likely have further negative impact on No. 41s sense of enclosure;
The proposed extension would impact surface water retention, with potential flooding and subsidence implications for the rear gardens;
As cited in the Delegated Report regarding application 2016/4318/P, there would be a 'total loss of natural habitat and a negative impact on biodiversity' (5.3). The current application neither fully addresses nor resolves this issue;
The first floor section of the rear extension sits directly below one of the bedrooms [REDACTED] There is already a noticeable sound bleed through the floor below, and the proposed design raises serious concerns on increased sound permeability; and
The application appears to repeat the tenant's previous application under 2016/4318/P, which was rejected on many of the concerns stated above.

In the event of the planning application progressing any further we would like taken into account in what ways the council can make the duration of works more bearable to us, what conditions will be put in place regarding controlled hours of operation, site access by the works team, and the impact to our neighbours and the public highway

We formally request that you take our objections into consideration, and wish to extend an application to the planning representative to meet at our property to discuss our objections at first hand.

Regards,

Sean Browne, Benjamin Whitlock, Alexandra Bottner, and Joel Bingham.

Application No: 2017/6280/P
Consultees Name: C.Robertson
Received: 03/06/2018 21:35:24
Comment: COMM/HMA
IL

Printed on: 04/06/2018 09:10:04

Response:

2017/6280/P

C. Robertson and J Johnson



Dear Sir/Madam,

We are opposed to the proposed development at 43A Kingsgate road, as it will have substantial impact on our property. This application looks exactly the same as the application refused planning permission in 2017. We objected to the development proposal on the former application and therefore all our original comments need to be re-considered.

Our objections are

1. The proposed development is of an unduly large extension, of an inappropriate design and materials that is detrimental to the character and setting of the 19th century Terrace (Kingsgate rd). Red brick and double glazing does not fit into the look and feel of the rear of the 19th Century terraces, nor the modern design.
2. The inappropriate size will restrict the enjoyment of our amenities, impacting on Privacy and Daylight. The substantial nature of this proposed 2 storey extension which projects into the back garden on two floors (by an unspecified length on the plans online) will restrict our access to daylight both in the basement level, [REDACTED] bathroom and bedroom, and the rear 1st floor bedroom.

The extension into the back garden is not specifically measured in the plans online. From the plans it is obvious that it will reduce the green space substantially and the environmental benefit it brings to diverse local wildlife habitat for the local wildlife.

The proposed extension onto the green space will affect water run off, surface water retention and may additionally lead to subsidence in neighbouring properties.

Yours Sincerely

C. Robertson and J Johnson