

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/2514/P	Sharon	04/07/2018 22:13:10	COMNOT	<p>I am a next door neighbour will be and has already been directly affected by this planning application for the following reasons:</p> <ol style="list-style-type: none"> <li>1) The planned over large roof terrace structure appears to be overly large in width and particularly in height. The temporary structure and scaffolding is extremely high causing concern of how high the finished building will be. The initial parameters of the roof terrace and the scaffolding structure that has been assembled is already blocking the natural light that comes in through our kitchen window. The kitchen room is now often dark and we are sometimes having to put the electric lights on in the daytime. This in itself is unacceptable and unfair that the structure is blocking our natural light into our property. It is also overbearing and the builders can see into my home. When the structure / roof terrace is completed, I think it is likely that it will block and/ or hamper the natural light that currently comes into our property. I further think it likely that the proposed roof terrace being the current stated dimensions and made entirely of clear glass, will be overbearing. Also those occupying the roof terrace will be able to overlook and see into my home. which is a breach of privacy. This is a breach of planning regulations as structures cannot overlook and should not be overbearing.</li> <li>2) This planned development is overly large and overly exaggerated in size and is not in keeping with the other properties in the street, particularly the neighbouring properties which all have flat roofs and are all on a similar height level. This proposal seems that it will have the appearance more of a skyscraper than a roof terrace in keeping with the other properties in the street. I fear that it will be an eyesore, and will block light and our current views of the landscape, sky, trees etc. I also have concerns about the height of the roof terrace, way too big, and also the proposal to protect the privacy of neighbouring properties by using glass frosted panels. I assert that these panels are not high enough to prevent over-looking. This is of great concern.</li> <li>3) Noise - It is likely that a roof terrace of this size can hold a large number of people and is likely to be used as an entertainment area. It will cause a lot of noise nuisance in a street with properties that are close together and that house many families with young children who will be intensely and unfairly disturbed.</li> <li>4) There is another application for this property no.32 applying to the basement and the front garden which will involve digging the foundations. This is likely to cause movement, cracks and possible damage the the neighbouring properties not to mention loud and unbearable noise nuisance.</li> <li>5) There is no party wall agreement in place for at least one of the neighbouring properties and possibly no party wall agreement for both neighbouring properties. This is unreasonable and unfair as there is no current protection in place for the neighbouring properties if damage is caused.</li> </ol> <p>In summary I object to this planning application as it is an aggressive over- development of a property which is over 100 years old, and it will not be in keeping with the natural character of the street. This planned development will throw out the natural skyline and it will jut out in height and width at the back and jut out in width, height and length at the front. It will stand out and obscure views and block the neighbours natural light from the front and back. This is unfair on the occupants of the neighbouring properties, who are entitled to natural light without this being hampered. The noise that will be associated with major works of this magnitude will be a nuisance and may contravene health and safety and is likely to become a hazard for the neighbouring occupants who include children. The roof terrace will overlook and be overbearing. It is way too high and the height and width needs to be reduced a a reasonable size in keeping with the neighbouring properties. The basement and front are likely to cause movement and may adversely affect the neighbouring properties and may cause issues with subsidence, cracks and structural damage. The likely adverse affects must be considered and a plan put in place by the council to protect neighbouring properties from such adverse affects. Lastly, this is a major works development and this should be noted. The extensions planned do not necessarily predict use for a family home, and may possibly be used as a shared house with numerous occupants or a house in multiple occupation, which is of concern in terms of a high turnover of occupiers/ tenants and noise issues.</p>

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This application contravenes several planning regulation sections.  
For the above reasons, I object to this planning application.

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