

October 17, 2018

Dear Sirs,

I am writing on behalf of my Mother, [REDACTED], who owns the property located at 41 Fairfax Place which is located directly behind 2 Marston Close. My Mother has owned the house since 1966.

The planning application submitted by the owner of 2 Marston Close categorizes this project as a 'Residential Minor Alterations' application, but for my Mother, as well as the owners of 39, and 43 Fairfax Place the proposed alterations will have a significant and detrimental effect as the houses will now be overlooked by a window. This application would result in a significant loss of privacy for the residents of the three houses at the end of Fairfax Place. One of the reasons that my parents purchased 41 Fairfax Place was the quiet, private nature of the home even though it is in an urban setting. My comments on the owner's previous application 2013/3833/P which addressed the potential loss of privacy and the ability to enjoy the garden from the dining area without the need for sheer curtains are applicable to this application too. I have copied those comments below. I note that the new planning application does not refer to the previous planning application 2013/3833/P, which was only allowed if the approved side window was obscured-glazed and permanently retained obscured-glazed in order to prevent unreasonable overlooking of neighbouring properties. This application needs identical safeguards to ensure the privacy of the residents of 39, 41 and 43 Fairfax Place.

I hope that the project is not allowed to go ahead as it is so detrimental to the residents of 41 Fairfax Place and the adjacent houses.

[REDACTED]

July 12, 2013

Re: Planning Application 2013/3833/P

I am writing on behalf of my Mother, [REDACTED], who owns the property located at 41 Fairfax Place, which is behind 2 Marston Close. My Mother is 96 and has lived in the house since 1966. She opposes the planning application for a further addition to 2 Marston Close.

A number of years ago, the current owners of the property submitted an application to add a conservatory onto their house. Although my parents objected to that addition, it was approved by the council and the owners built it. The present proposal for a two storey addition is far more intrusive, as it will be above the height of the garden wall at 39, 41 and 43 Fairfax Place. The windows in the walls of the addition, will result in the occupants of 2 Marston Close being able to see into the dining room, kitchen and upstairs bedrooms of my Mother's home, with a resultant loss of privacy. My Mother has always enjoyed being able to look at her garden without the need for sheer curtains for privacy during the day. The proposed addition to 2 Marston Close would result in her needing to install additional curtains to keep her privacy. The addition of an above-ground terrace, over the existing ground floor addition (formerly a garage) will also add to the loss of privacy my Mother will experience. If the terrace is used regularly there may be increased noise issues too. Currently her house is very quiet, with little intrusion from outside noises.

Although the application compares the addition to those performed at 1 and at 12 Marston Close, the additions to those two properties did not directly overlook other smaller houses, nor did they have a detrimental effect on adjacent properties. The proposed addition to 2 Marston Close directly affects adjacent properties.

My Mother is extremely concerned about the negative effect the addition will have on the value of her house. Part of what attracted her to 41 Fairfax Place was having both a front and back garden, and the privacy they afforded her.

The addition will look out onto her house and back garden, it will reduce the visual privacy afforded by the back garden and the location of the house, and it will thereby reduce the value of her house.

My Mother hopes that her objections to the proposed addition will be considered and that the project will not be permitted to proceed.

