

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/0645/P	David Atkinson	08/11/2018 21:04:16	OBJ	<p>We continue to oppose planning application 2018/0645/P for a 4/5 storey extension to Barrie House.</p> <p>Basement In the new Basement Impact Audit (V2 Campbell Reith), the "potential sensitivity of a 1950's framed structure to ground movements" is mentioned, along with damage to existing flats being estimated in category 1. We do not wish to be exposed to this damage or the risks from construction of a basement underneath and beside the existing multi-storey building.</p> <p>Density The revised planning application shows a smaller area and thus the density of units per hectare is higher than first stated. The density should be revised up from the original 145 units/ha to about 170 units/ha. This site is classified by WebCAT as PTAL 1b and close to a PTAL 2 zone. In an Urban environment, the recommended densities are 50-95 u/ha for PTAL 0-1 and 70-170 u/ha for PTAL 2-3. Thus the proposed development is close to the upper limit even for locations that are more accessible.</p> <p>Residential Amenity If constructed, the new building will have too high a massing being 4/5 storeys in bulk and less than 2.5m from our flats. The proposed building creates a loss of residential amenity through; reduction of the breathing space between existing large buildings, a detrimental impact on noise from new occupants and plant, reduction of light and obstruction of windows for some flats, decreased privacy and is overly dominant.</p> <p>Consultation We are not aware of any substantive consultation with residents or neighbours, despite the proposal digging underneath existing flats and being immediately adjacent to existing flats.</p>
