

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/5233/P	P & F McGuinness	14/12/2018 22:37:32	OBJ	<p>We do not fundamentally object to the rebuilding of the existing extension. However there are specific elements of the design, principally the raised height of the proposed new brick fabric, which we are objecting to on the basis of the detrimental impact on the light to our property and amenity, next door. We also request continuation of the finish to the rear extension wall (facing north) which adjoins our property to match existing</p> <p>The proposals are to replace existing railings on the roof terrace with brickwork, at a higher overall height. The precise difference to existing is not clearly stated in the sections or elevations, but it looks to be approximately 1m higher. It is already a very large extension (by far the largest in this terrace of houses) which, given its southerly aspect in relation to our property next door, has a direct impact on:</p> <ul style="list-style-type: none">- The sun in our (very small) garden- Light into our south side facing kitchen window- Light into our rear lower ground window in bedroom [REDACTED] <p>We are concerned that the rebuilt extension will have further negative darkening impact to our windows and amenity (noting that since we only have a very small garden more shadowing and loss of sunlight would be very detrimental) and will look even more heavy and bulky than it does now.</p> <p>The design and access statement sets out that the proposed additional brickwork is to '[disguise] the fact that a roof terrace exists'. Given that a roof terrace has existed for forty to fifty years and currently its form in keeping with other terraces in the vicinity (including the balcony at the upper floor level of #105) the proposed additional height and bulk which directly and negatively impacts surrounding properties seems unnecessary. The perforated design on the new brickwork, supposedly designed to add 'lightness of form' (as set out in the design and access statement), doesn't lessen the impact to other properties in any meaningful way.</p> <p>Therefore we would request that the brick fabric for the rear extension is not higher than existing. Railings (as now) or glass to the required safety height would be less impactful to our property without apparent significant detriment to the new proposed design or future usage of the terrace.</p> <p>There are also no visuals included within the documents provided of the north side of the new rear extension wall nor a description of the fabric or finish other than brick. The part of the existing extension wall which directly adjoins our property is currently part rendered and painted a light colour which helps reflect light into our windows. We request that this finish is maintained in the new structure so as not to directly detriment our property on the boundary line.</p>