

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/5507/P	Peter Ratzer	02/01/2019 11:05:40	COMMNT	<p>Although this application is an improvement on the previous application, I consider that the proposed Victorian-style spiral staircase is a considerable and unacceptable intrusion on the tenant of the basement flat and will seriously affect the amenity of his flat. The rear of the property is relatively narrow (in fact narrower than the front) and the bulk of the staircase blocks out the whole area between the rear entrance to the basement flat and the wall along the public pavement; in fact, looking at it from my terrace I am surprised that the staircase will fit into that space without overlapping the door of the basement flat. This will clearly reduce the light to the basement flat until early afternoon (when, I think, the sun should be coming straight into the rear of the basement flat) and the platform above the basement rear entrance (which is effectively a new balcony that may possibly be big enough to sit out on) will result in a permanent reduction of light. in the rear basement room.</p> <p>I understand the argument that the staircase will improve the amenity of the upper flat, but I am not convinced that this will outweigh the detrimental impact on the basement flat. The upper flat already has access to the garden through a short walk along the pavement to the existing side door into the garden. Any very young children would have to be accompanied, but I do not consider that this lesser convenience to a family in the upper flat is greater than the loss of amenity to the tenant of the basement flat.</p> <p>Finally, I do not believe that the proposed spiral staircase adds anything to the environment of the Conservation Area. It will be the only such structure at the rear of the buildings on that side of Willow Road between Gayton Crescent and Gayton Road and, more importantly, it will be right next to the public pavement and will be very visible to anyone walking along Gayton Crescent to Willow Road</p>

---