

∞
∞
∞
∞
∞
∞
∞

I would like to take this opportunity and respond to comments made by Mr Peter Ratzner in relation to my planning application 2018/5507/P. I feel that the strong opposition to my modest development proposal is not justified but I

want to ensure, that in the spirit of being a good neighbour, everyone's view and objection is considered and I have discussed the concerns in detail with my Architect.

The design of the spiral staircase has taken comments into account which were received during the previous application and the size, location and orientation has been optimised to minimise any detrimental impact this development may have on the amenities of the basement flat and the wider conservation area.

The elements of the staircase will be made of steel sections, with open grating steps and platform to minimise potential overshadowing or loss of light. The south facing façade will continue to receive sufficient light and the overshadowing should not be considered any worse than the overshadowing from the existing tree.

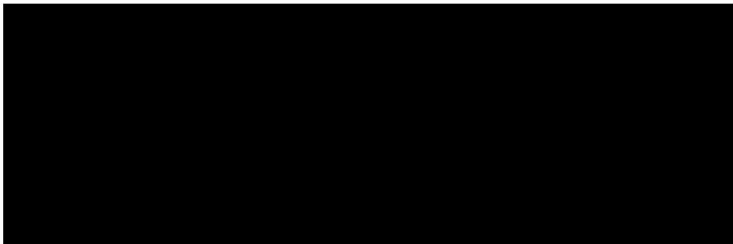
Also the repositioning of the side door entrance along Gayton Crescent creates a larger garden/patio entrance area and we see this as a distinct improvement for more open access to be enjoyed by the lower ground floor flat.

As demonstrated in the drawings which accompany the applications, the location of the staircase in relation to the existing tree and the raised section of the garden wall ensure that it will be almost not visible from street level. Where the staircase is visible, i.e. from long-range views, I strongly believe that the cast-iron Victorian style spiral staircase is in keeping with the host property and the overall appearance of the conservation area. It is not dissimilar from existing fences, balustrades or guard rails in the area.

I would also reinforce my case that the landing is not large enough to be used as a terrace and that any potential for overlooking is no greater than the existing situation.

The access to the rear garden by means of leaving the front door and walking down the street is currently a great inconvenience and address serious safety considerations regarding the ability of parents to keep an eye on their children by not having them exit to the street unattended and out of sight on a routine basis. Also the staircase provides the only rear exit in case of fire.

We reach out to the community and the Council to respect these considerations for future occupiers or indeed for myself when I am occupying the property in retirement.



This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.