

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/6046/P	Hilary Henderson	22/01/2019 17:12:54	OBJ	Re Planning Application 2018/6046/P

I object to this application because the proposed extension fails to comply with Camden's policy as in CPG1, para 4.10: an extension must "not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, ... and sense of enclosure". The extension as described is too high and extends too far out from the house.

At present there is a sloping wall projecting from the corner of No.56, as shown in the photograph in Fig. 9 on page 4 of the Design and Access Statement. This wall is about 3.4 metres high on my side at its highest point, falling to about 2.5 metres. It extends about 1.9 metres from the rear wall of No. 56 and, as shown in the plans submitted with the application, the rear wall of my property aligns with the lowest point of the sloping wall. Continuing the line of the sloping wall there is a fence 1.43 metres high topped by an open trellis 57cm high. At present I have reasonable light in my kitchen and over my patio where I enjoy sitting when the weather is favourable. There is an open view over gardens down the hill towards the heath. I have 2 thriving acers and other plantings on my patio near the fence which need light.

There is a kitchen window in the side elevation of my property, right opposite the sloping wall, and my patio is immediately outside the rear elevation. So building up and out along the line of the sloping wall will have a seriously detrimental effect both on the amount of light in my kitchen and how much of my patio will get sunlight in the afternoon and evening. It will also adversely affect my outlook. If the proposal goes ahead as planned, the part of the fence nearest my property will be replaced by a significantly higher solid wall projecting about 1.5m beyond the end of the existing sloping wall - just short of the full depth of my patio.

Paragraph 4.5 of the Design and Access Statement, describing the angled extension, states that "the orientation of the angle is such that the family room in the extension fully benefits from the evening sun." Whilst I appreciate my new neighbour's desire to benefit from the evening sunshine and outlook over the green spaces of neighbouring gardens, I believe this should not be at the expense of reducing the light in my kitchen and on my patio, or compromise my sense of space and my open view. The fact that the height of the first floor level extension at no.58 is greater (ref para 6.3 of the Design and Access Statement) and that the upstairs property has a conservatory, is irrelevant to this issue.

I am especially concerned about the height of the extension. In the Joint Planning and Heritage Statements, para 1.4, the height of the planned extension is given as 3.25 meters. ie 0.25 meters in excess of permitted development. It is unclear if this includes the plantings on the proposed green roof which could add a further 20-30cm. I have requested clarification of measurements, but these have not been forthcoming. In their assessment of the application, I ask that the Council to take into account the fact that my light will be further reduced by the height of these plantings.