

Application No:	Consultees Name:	Received:	Comment:	Response:
2018/5694/P	Irving Yass	07/02/2019 10:02:06	OBJ	<p>My main objection is that the proposed design looks awful and inappropriate. In combination with No 38 it creates a massive total development which is inappropriate in the context of Redington Road and unacceptable in relation to the character of the conservation area.. Most of the other houses in Redington Road, while being substantial three storey buildings, are lightened by fully pitched roofs above the first floor level, with dormer windows on the second floor set well back in the roof. There are also gaps between the houses which allow views of trees and create an impression of openness which is a feature of the conservation area They also have much more variation – bay windows, decorative brickwork, recessed front doors etc. However with an increase in the height of No 36 it would, with No 38 present a solid block which is more typical of a heavily built-up inner city area than the leafy RedFrog area which is characterised by large amounts of open space.</p> <p>The addition of another storey to the already excessive bulk of the proposed new house would have a particularly overbearing effect on 7 Redington Gardens next door. The planning consent for 24 Redington Gardens (on the other side of it) would leave No 7 hemmed in by much larger houses where it had formerly been part of a much more modest street scape of two storey houses. It would particularly impact the garden of No 7 which is currently secluded from 36 Redington Road.</p> <p>The applicant state that the reason for adding a storey is 'in order to make the project financially viable'. That is not a good reason for poor planning. If the developer miscalculated or economic conditions have changed, they should not be bailed out at the expense of the area or their neighbours. There is no way in which the addition of another storey can be said to preserve or enhance the character of the conservation area.</p> <p>The Basement Impact Assessment in the new application is a re-presentation of the report dated 2015 which accompanied the earlier one. However the Council's policy on basements has changed since then. Policy A5 states that Basement Impact Assessments "need to demonstrate that proposals for basements...avoid cumulative impacts". Para 6.124 states: "BIA's must identify all relevant basements in the neighbouring area...and make an assessment of the combined effect of underground development with all nearby basements considered together."</p> <p>There is a double height basement beneath No38 and there is consent for large basements beneath 24, 25 and 26 Redington Gardens. The present application takes no account of these developments. Even though there is an existing consent for a basement beneath No 36, the new application should be considered as a whole and it would be wrong for permission to be granted for a new application that fails to meet an important policy. The application should be refused on this ground alone.</p>