

| Application No: | Consultees Name: | Received:           | Comment: | Response:   |
|-----------------|------------------|---------------------|----------|---|
| 2019/2378/P     | Stephen McCrum   | 27/07/2019 08:50:18 | OBJ      | <p>We are very sympathetic to our neighbours' ambition to improve their property and would like to support their application in principle.</p> <p>But we object to three aspects of the proposed design and ask you not to grant planning permission unless the designs are modified. The changes we ask for will have minimal effect on the applicant's enjoyment. But without modification these proposals will lead to loss of amenity for us, considerable reduction in our enjoyment of our property and loss of light.</p> <p>A The roof height of the proposed extension is too high and considerably higher than the existing extensions on which it is based.</p> <p>B Pushing out the extension into the applicant's garden will materially increase the sense of enclosure of our garden.</p> <p>C The new party wall intrudes into our property.</p> <p>We also have concerns (D) about the sedum roof.</p> <p>Objections</p> <p>A Objection to roof height</p> <p>The proposed roof height is substantially higher than the existing roof height. In the Design and Access statement the architect states that "The proposed height of the extension is no higher than the existing extensions to ensure no loss of amenity to the neighbours." But this statement is not true: the roof height of the current rear extension is in fact substantially lower than that drawn in the "existing plans and elevations" and does not justify the proposed new height.</p> <p>With regret we therefore object because the proposed extension will thrust above the height of the trellis that divides our two properties and massively reduce our amenity and peaceful enjoyment of our property by looming over the trellis and giving us an unwanted sense of enclosure – both visually and physically – and lead to loss of light.</p> <p>The proposed extension will also reduce our privacy and our enjoyment of our very private garden by allowing overlooking from the sedum roof.</p> <p>We would remove our objection if the proposal is modified so that the height of the proposed extension – including the height of the fully planted and grown sedum roof - does not exceed the current height of the trellis that separates our properties.</p> <p>B Objection to massing and enclosure</p> <p>Pushing out the extension into the applicant's garden will result in a high solid wall on our side of the garden that will lead to a loss of amenity and a loss of enjoyment of our property by materially increasing the sense of enclosure of our currently airy, visually pleasant and very private terrace and back garden, and also to loss of</p> |

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light. We, and any future occupants of our house, will be and feel hemmed in.

The Design and Access statement states that “the proposed massing extends no further into the garden than the existing rear extension.” But on our side of the applicant’s property this is patently untrue. The massing into the garden will extend considerably further into the garden than the existing rear extension. At any height this will lead to a loss of amenity, enjoyment and light for us. We are also concerned that, if agreed, this proposal may set a precedent for other properties in the vicinity.

But we want to support our neighbours so we will not object if the massing and sense of enclosure is reduced by making sure that the height of the extension – including the fully grown sedum roof - is no higher than the existing height of the trellis that divides our properties, and if the massing and the accompanying visual intrusion is reduced by matching the materials in the new extension to those used in the existing rear walls of our own rear extension – reclaimed old yellow London stocks. The Design and Access statement is currently opaque about what materials will be used. We believe matching materials should be specified as a condition of the planning permission.

#### C Objection to Party Wall Intrusion

The new party wall seems to intrude into our property. We believe this needs to be corrected. We strongly object to any alteration to our garden wall that reduces the floor area of our garden, and any such intrusion will damage plants and drains in our garden.

#### D Concern about Sedum Roof

We are concerned that use of sedum requires a higher roofline than normal roofs. So we’d prefer the roof not to be a sedum roof if it means that the roof height of the proposed extension has to be higher to accommodate the sedum, and if it leads to loss of our amenity, loss of light, and loss of our enjoyment of our property as a result.

Sedum roofs can be wonderful if properly maintained but there is no guarantee that this will be the case, especially given current extreme weather conditions in the UK. We are concerned that visually we will suffer loss of amenity if the sedum roof is poorly maintained or deteriorates or dies away and rots.

We are also concerned that there may be further loss of amenity and reduction in enjoyment of our property as the flat sedum roof will present an attractive habitat for foxes and other urban animals.

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