
From: [REDACTED]
Sent: 25 August 2019 12:13
To: Fieldsend, Sofie
Cc: [REDACTED]
Subject: 2019/3281/P: Flat 1, 12 Platt's Lane

Dear Sofie,

HCAAC generally Objects to glass extensions on the basis of light pollution and, in flats, potential annoyance to neighbours above from a glazed roof.

Therefore we Object to this proposal for that and the following reasons

1. The exact nature of the proposed extension is unclear – no materials noted other than ‘glass’ mentioned in the statement and application form.
2. The existing room uses are not stated as justification for this proposal;
3. The section appears to show a substantial existing extension to the host building.
4. This needs to be clarified, and materials of roofs, walls etc.as required in the application form but not provided.
5. Space between the proposed extension and boundary is unacceptably constrained unmaintainable.
6. We note the Applicant’s statement which may suggest consent to this aspect of the proposal, although all above matters must be resolved.
7. HCAAC might welcome the Applicant’s voluntary undertaking for evening blanking of the proposed glass roof.

On the basis that the Proposed Development is of glass construction it would be natural to consider that light could emanate from within during the evening. The Amenity CPG does not specifically refer to light pollution from householder extensions but should it be a concern then the applicant is committed to ensuring rooftop blinds are closed in the evening.

8. However, such provision and disciplined use is not guaranteed and unenforceable as to daily use.

The absence of such provision in policy is regrettable and means that all applications would have to have to be conditioned for clearly desirable provision of night-time blanking, to apply to glass walls as well as to roofs.

In most cases, un-blanked glass extensions and lack of blanking to major glazing in other construction means that neighbours have views into the areas enclosed, in addition to the increased light pollution. While such views may be image-enhancing for the owners of such constructions, it must be unwelcome socially and in this day, environmentally.

Dare we hope officers can assist in a move to require night-time blanking of glazing, if glass expanses are to be permitted.

There are also, now more than ever, thermal-control reasons for limiting glazed areas unless scrupulously examined for thermal efficiency.

Zero carbon by 2050 ?

Best regards,

[REDACTED]
[REDACTED]
[REDACTED]