

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/3685/P		15/09/2019 21:44:59	COMMNT	<p>I would like to object against this planning application made by 18 D Inglewood Road, application no. 2019/3685/P. The site is within the area covered by the West End Green Conservation Area Appraisal and Management Strategy (2011) plan (the "Conservation Plan").</p> <p>It is correct that there is a roof terrace at the neighboring property, but this terrace was built in 2007 i.e. before the issuance of the Conservation Plan. There are no other roof terraces on the whole of Inglewood Road. As the proposed construction would mark the first roof terrace on the street after the issuance of the Conservation Plan, it would set a harmful precedent for the street and its heritage. A street with a series of roof terraces would change the character and harmony of the street and the wider conservation area. The construction of roof terraces would also increase the activity on roofs, an important character of the area as per the Conservation Plan.</p> <p>The application also does not fulfill the council's criteria as per the pre-application feedback that: "Roof alterations are considered acceptable when there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm".</p> <p>The application also does not fulfill the council's other criteria: "it would support a roof alteration when there is an established form of roof addition or alteration to a terrace or group of similar buildings and where a continuing the pattern of development would help to re-unite a group of buildings and townscape."</p> <p>The application also argues that the construction cannot be seen from street level, however there is a large mansion block immediately behind the property that rises significantly above the applicant's property. Residents of the mansion block would be impacted by the terrace.</p> <p>The proposal is also incomplete with regards to the assessment of flood risk. A roof terrace increases the risk, for the property and for neighboring properties. There are no details of the drainage system solution within the application, a critical part of a roof terrace. Any drainage pipes may have to be placed on top of the pitched roof, directly changing the appearance of the roof.</p>
