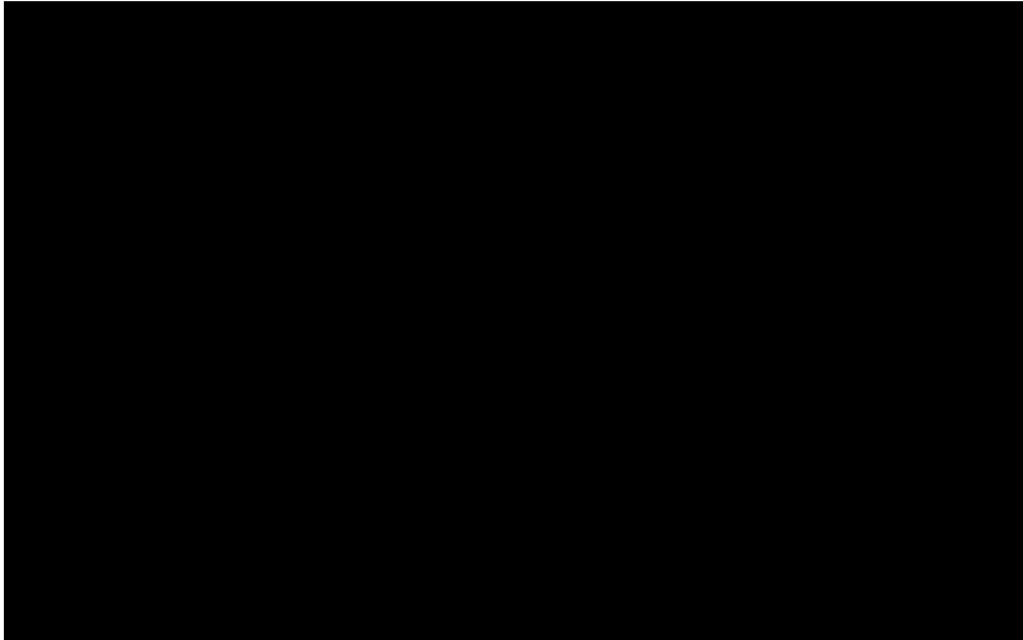




> These are substantially the same as for application 2019/4621/P as many of the points are as relevant for this application so I have repeated them below.

>

> The only material difference is that the extension here is slightly smaller. It still fills the side return but just does not square off at the garden end so the impact on number 5 i.e. the loss of amenity is the same since the biggest impact on number 5 is the loss of the infill.

>

> It is important to note that, contrary to what is stated in the application, the extension is still going to be visible to neighbouring properties.

>

> This application purports to be to make alterations to "the family home". This is incorrect. It was a much loved and well maintained family home which, under the current owner, has become dilapidated and derelict; in short, nothing more than a building site. The owner has begun and left unfinished various works over the past five years which is the pattern we have become used to as he has adopted the same strategy with regard to his other property, number 2 Hillfield Road. Number 2 is now in a worse state than number 3 and has steadily deteriorated during his ownership over the past 10 years with a series of stop / start uncompleted works.

>

> It seems nonsensical to have to consider planning applications from someone who has amply demonstrated an inability to finish any alterations whatsoever.

>

> I would strongly urge a site visit to appreciate both the current situation and the likely impact of the proposed works.

>

> The application claims to "preserve the character and appearance of the neighbourhood" and not to result in significant impact upon levels of amenity enjoyed within residential neighbourhood properties."

>

> The original design of the property is the same as others in Hillfield Road. It is a typical late Victorian terraced house with a side return which enhances the appearance of the property and also provides much needed space between the property and the adjoining property at number 5, which has a mirror image layout as is normal in Victorian terraces.

>

> The proposed extension is not in keeping with the original Victorian design, will be unsightly and will result in loss of amenity to the neighbouring properties, particularly number 5. As it proposes building to the boundary fence/wall, it will simply create a long, dark corridor totally at odds with the late Victorian architecture.

>

> As is clear from the plans, the proposed extension essentially nearly doubles the footprint of the property. The current length of the two reception rooms from the bay to the beginning of the side return is c.9.4M. The original rear addition is c.7.25M. Mr Sebba is already building out a further 6M and this proposal increases that extension by almost squaring the end off thus subverting the original Victorian design. As such it is hardly "subservient to the already granted side extension application".

>

> The length of the square (front) part of these houses is c.15.25M from
> the front door to the kitchen door and if this application is granted,
> the length of the building from the kitchen door to the garden will be
> c.13.25M and be squared off so have a width of c.6.25M. It will turn a
> pretty Victorian terraced house into a monstrosity and is far from
> "modest in terms of its' (sic) scale" as the Design and Access
> statement asserts

>

> In addition, there are several other issues I would like to comment on:

>

> The D and A statement notes that the rear garden slopes upwards. This is correct. However, it is not correct to say that this will reduce the impact of the overall height of the extension. It will result in considerable loss of amenity as the sloping nature of our gardens will mean that we will all be able to see it.

>

> It would not have "an acceptable relationship" with number 5 and will inevitably reduce daylight and sunlight to that part of the garden of number 5 and, more importantly, to the bedrooms of the ground floor flat, which are both at the rear.

>

> Part of the current extension has been built (under Mr Sebba's build a bit and leave it for several years strategy) and it has already affected number 5 adversely. Therefore the works in this application would only have a worse impact. A site visit would demonstrate this clearly.

>

> Finally, it is also of concern that the extension appears to raise the height of the existing ground floor up to the height of the bay window on the first floor. Surely this cannot be acceptable? It rather belies the statement in the D&AS that "the extension "would not have a significant impact of (sic) the architectural integrity of the building nor a negative impact on the character and appearance of the surrounding area". They cannot seriously assert this.

>

> I would hope that the Planning Authority would simply refuse this application. It did not have a choice in relation to the permitted development but, this time, there is a choice. The monstrosity should just be refused.

>

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