

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0644/P	Hilene Sivilia	12/03/2020 09:38:29	OBJ	

I am commenting with regard to the planning application reference 2020/0644/P for the proposed works to the Post Office depot to the side of and behind my house, 26 Leighton Road, where I live with my family.

I have looked at the application documents and have the following comments:

01.

The proposed windows to the office spaces on the north side of the 1st floor directly overlook the rear of my house, its garden, living room, kitchen and the bedrooms of my children.

Drawings P102-A (Proposed First Floor Plan) + P109-A (Proposed First Floor Plan New Build Detail) both indicate the proposed 1st floor windows facing the rear of my house are: "Windows facing houses partially obscured to eye level to reduce overlooking".

I don't think this adequately protects my house from overlooking as it doesn't give a specific dimension, state the glazing is fixed, or safeguard me from the potential future replacement of the glazing with non-obscured glass.

02.

The main wall to the rear of my property is over 3.5 metres closer to the proposed building than the rear wall of my neighbour at number 28 (noted on the 66th page of the Design and Access Statement). So, although the 1st Floor of the proposed new building aligns with the Ground Floor of the existing building, the overlooking of my home poses a greater problem than that at number 28 against which the overlooking issue is identified in the application. From scaling the drawings I can see the main rear wall of number 26 is just under 17 metres from the proposed 1st Floor and the wing containing my kitchen will be less than 16 metres from the proposed 1st floor.

I have just checked item 2.4 of the Overlooking, Privacy and Outlook Camden's CPG6 Amenity and see that it states:

"To ensure privacy, is it good practice to provide a minimum distance of 18m between the windows of habitable rooms in existing properties directly facing the proposed (either residential or non-residential) development, assuming a level topography. In instances where building heights, design or topography mean that opportunity for overlooking would be increased, it is advisable to increase this separation distance. The 18m should be measured between the two closest points on each building (including balconies)".

03.

The Design and Access Statement clearly shows (photo on page 38 of the Design and Access Statement) how the main space of the existing Listed Postman's Office uses glazed rooflights to illuminate the interior space. If the same approach were taken in the pitched roof above the proposed 1st Floor - rather than the north facing windows - the space could be illuminated without causing an overlooking problem to my home.

04.

As it stands I object to the proposed application as the 1st floor windows risk overlooking my house and are closer than recommended in 2.4 of CPG6.

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05.

However I am open to discussion perhaps if the the windows were to be repositioned to the pitched roof above, similar to the existing Post Office building? Let's talk about it.
