

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0050/P		0/03/2020 11:45:58	OBJNOT	<p>6 Holmdale Road is one of a group of 4 terraced houses. Application 2006/4809/P gave permission for a single ground floor level rear extension with a roof terrace. Conditions on planning required that the balustrade of the roof terrace was set back from the front of the terrace by 1600mm and privacy screens were required to protect the privacy of the neighbouring properties. In practice, and notwithstanding complaints to the planning authorities, the balustrade was dismantled with the effect that the purpose of the privacy screens was negated and the roof terrace was illegally extended. The full length flat roof is used in breach of planning to the detriment of other residents.</p> <p>The present application 2020/0050/P takes as its starting point the breach of existing planning. The proposed extension is to be considerably larger than presently exists; 18sqm as against 10sqm – or 80% and extends into the garden a further 1.2m (4550mm against 3330mm). It is to be 2 stories and the flat roof terrace is not now to be set back 1600mm as required under 2006/4809/P but rather advanced 2800mm into the garden. Further the French windows/bi fold doors are deliberately angled so they look over the neighbouring gardens. Further as the first floor into be part room/part terrace it is to be presumed that open terrace part will received greater use as well as being further extended in to the garden. The mass is further extended by the staircase hard against the boundary wall from the flat roof to the garden which as people “ascend/descend into view” will further encroach on privacy in an example of those small but cumulative ways that enjoyment of property is lost.</p> <p>There is no precedent for such a large 2 story construction overlooking the backs of a set of 4 quiet and private gardens. The existing extensions to date are “sunk” into ground. The extension will be a “view stop” from the back windows of every house. It will cause light and noise pollution. Turn in the gardens and look round will be to be greeted by a new and raised expanse of lighted glass angled over the gardens collectively. Great play is made in the application of the sun path analysis and which concludes “the proposed development does not affect the adjacent property any more adversely than the currently configured existing party fence arrangement”. Other than acknowledging therefore that there is some adverse effect the writer does not appreciate that the “party fence arrangement” to which he refers was first installed to address the infringement of privacy caused by the very failure to obey previous planning conditions. Residents simply don’t want to be overlooked by one out of 4 properties that extends disproportionately largely into the gardens and, by virtue of the extension, would be seen from most of the windows of the 4 properties.</p>