

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1082/P	Jessica Feather	21/05/2020 23:04:31	OBJ	<p>I write regarding the proposed erection of a studio in the garden of 117 King Henry's Road. The plans and design are not easy to make out from the documents attached, but I do have a number of concerns from what I can see. The loss of green space and trees within the conservation area for one. The plans seem to show loss of numerous trees including the espaliered beeches which currently provide privacy to the garden, and are above the height of the neighbouring terrace. The area of (artificial) grass in the garden will be much reduced, by about a third, which would be a shame and might increase pressure on the drainage systems, though it would take an expert to tell. Equally, it would take an expert to tell what impact there would be on the roots of the nearby Plane tree, but that should be assessed. The design of the studio is not easy to make out, but the skylight and any doors or windows to the garden may well create light spillage at night, if there is power to be supplied to this building. It seems a very big studio bigger than the prior outhouses like the one in the bigger garden next door, and so reduce the open outlook of neighbouring properties. It is not clear if it is intended to have plumbing and be used as accommodation or office space (rather than just a garden room). Either risks increase in noise for neighbours. But without proper drawings and plans it is hard to be sure about these things. It may be that these concerns can be met, but for the moment I think I must record my worries as an objection. I would feel more comfortable if a planning officer made a site visit.</p>
