

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4449/P	Marianne Jones	26/11/2020 11:12:29	OBJ	<p>This proposal should be rejected because:</p> <ol style="list-style-type: none"> <li>1. The proposed building creates a permanent structure at the back of the tiny (@ 35 ft) garden in an area that has very little green space, and which is completely out of line with any other building in the entire street so would set an unwarranted and unwanted precedent for overdevelopment.</li> <li>2. The current permitted development options for the ground floor of houses in this road are rear extensions and wrap-around extensions taking in the side return, both of which are attached to the main house, and which enable generous increases in living space. These types of extension largely make use of wasted space in the side returns between the houses without radically impacting the important green corridor of small gardens running the entire length of the street. A wrap around extension has just been built on this property which already significantly increases the living space, so any further encroachment of additional buildings into the small garden can only be seen as unnecessary and unjustifiable over-development.</li> <li>3. The proposed building interrupts the green corridor of small gardens running between Achilles Road and the house behind in Berridge Mews, which is an important habitat for many animals, and in particular is a hunting and feeding ground for bats, which may also roost in the large protected tree in the small garden immediately behind the proposed development, and would be disturbed by this development right next to the tree.</li> <li>4. The development of basements in Achilles Road is prohibited as it is a road notorious for problems of flooding and subsidence. The small back gardens are essential for enabling water run-off to permeate the ground and soak away naturally. A building with concrete foundations covering almost half of the small garden is likely to impact the flooding risk for this property as well as causing future flood problems for the adjoining neighbours.</li> </ol>

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