

| Application No: | Consultees Name: | Received:           | Comment: | Response:   |
|-----------------|------------------|---------------------|----------|---|
| 2021/0168/P     | Allan Tucker     | 13/03/2021 11:54:02 | OBJ      | <p>I do not support the division of a family home into two flats. The proposed layout also suggests that further division is intended, as the first floor layout is unusual for a family home. I note that the application states that the applicant intends to use the upper property as their primary residence for at least three years, however there is no guarantee that this will be the case (and we have heard otherwise, that the upper property will be sold/rented, and the lower one retained but as a secondary residence.)</p> <p>The proposed first floor gives rise to concerns about loss of privacy and noise disturbance. Although the balcony itself is small and sited close to the property, it is surprising to have such a small area of outside space for a 4-bed property, so I am concerned that it would be very easy to remove the proposed railing and extend to cover the whole flat roof area (why else have a flat roof?). This would significantly increase overlooking of neighbouring properties, including our garden, as well as noise problems.</p> <p>The flat roof height is above the neighbouring property's extension (which is carefully designed to avoid overlooking our garden). This means that anyone using it will have a direct view into our garden. The existing birch tree in our garden would not in any way effectively screen from the flat roof, as the canopy is thin and large parts of the garden are not covered by it all.</p> <p>The height of the balcony/flat roof also means that there will be potential for significant noise disturbance, particularly in summer months. This is an enclosed back garden area, which sounds reverberate around, particularly from a raised level.</p> |

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