

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2021/1179/P | Dr Lucy Moore | 23/05/2021 20:33:25 | INT | <p>I have substantial concerns as to the bulk and mass of the proposed extension.</p> <p>It is proposed to replace an existing lightweight and airy half width conservatory structure, with a considerably more extensive proposed full width overbearing and unsympathetic solid masonry construction. The proposed extension will extend several meters beyond the building line at the rear of any nearby properties, including of those extended at the rear within recent years.</p> <p>The bulk and mass of what is proposed will be exacerbated and (literally) heightened by the fact that the land to the rear of the subject property drops steeply in height down what LBC describes in its Conservation Area Appraisal and Management Strategy as a "sharply descending escarpment", by in excess of a meter from the rear of the subject property to the limit of the proposed extension. Thus a new construction say 3 meters above ground level at the rear of the existing property, will constitute an extension in excess of 4 meters above ground level at its limit.</p> <p>I share the CAAC's concern as to light emanating from the proposed extension, both from the rear facing windows but also from the proposed glazed roof. LBC's Conservation Area Appraisal and Management Strategy emphasises the "quality of darkness at night" within the CA. The roof of the existing conservatory is, whilst glazed, approaching opaque.</p> <p>The extension proposed, visible from surrounding streets by virtue of the steep topography of the land, will have a substantial adverse impact on the character of the conservation area (described as semi-rural in LBC's Conservation Area Appraisal and Management Strategy) and on the amenity, outlook and privacy of neighbouring properties and their gardens, identified as making a valuable contribution to the character and appearance of the conservation area.</p> |
