

| Application No: | Consultees Name: | Received: | Comment: | Response: |
|------------------------|-------------------------|---------------------|-----------------|--|
| 2021/0544/P | Hunada Nouss & others | 28/05/2021 13:49:15 | OBJNOT | <p>From the residents of 5,7 & 9 Back Lane: 5: Livia Prior: liviaprior@aol.com 07802 155591 7: Hunada Nouss: hunada@nouss.net 07921 554151 9: Patricia & Johan Auren: pbonnauren@gmail.com 07734 050141</p> |

Concerns re plan for 5A Back Lane:

1. height, mass and design of the new property
2. loss of light and privacy
3. impact on adjacent trees
4. impact of noise from plant equipment

This property lies in a heritage and conservation area. It is low built and unobtrusive, nestled behind a row of Victorian terraced cottages, and barely visible from the street. The roof, in grey slate, is stepped and sloped and largely hidden from view by foliage from the adjoining gardens.

The proposal represents a major programme of work to the external and internal structures. Externally this envisages an alteration of roof height and mass, walls and windows that will create a brutally modernistic design, more akin to a public building than a home and inconsistent with the neighbouring architecture.

1. Above the front entrance, the current sloping roof will be replaced by a stone clad perpendicular wall with tall windows abutting a flat roof. The wall rises several metres to the line of the new roof (exact height not shown on the application). Irrespective of height, by squaring-off the roof, the property walls are higher and closer to the neighbouring properties and gardens, thereby imposing on their space and light.

To the right of the entrance, 5A's wall abuts the garden walls of 7, 9, 11 & 13 Back Lane. These walls are appx. 2m high, and align roughly with the gutter of the current roof. The new wall rises straight up by a further 2-3 metres (precise measurements unclear). These are small patio gardens and the proximity of this high wall will be intrusive and overbearing. (Patio doors at no7 only 5.5m from wall).

2. The increased mass of a squared-off roof blocks out light to the surrounding properties and trees. The plan replaces modest dormer windows with large windows at the front, and more in the roof. Whilst the front windows will be part obscured, they overlook our gardens/ windows, affecting privacy and shedding light at night.

3. The proposal fails to explain the impact on the trees along the garden walls, many of them old, which may not survive the works or need to be cut back significantly, if not removed, should the wall height increase. These are essential to the character of our gardens and conservation area.

4. The proposed air-conditioning units are positioned directly behind the wall of 5 Back Lane. We note the Nova Acoustics report but remain concerned about initial compliance and potential long-term impact of an ageing unit.

5. The planning documents do not explain as how these changes can be achieved without major disruption to the neighbouring properties, nor how access permissions will be obtained. 5A is tightly nestled in its plot; it is not clear that there is space enough to erect scaffolding without encroaching on our gardens and affecting security.