

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1543/P	Stephen Cameron	29/05/2021 21:42:20	OBJ	<p>I wish to object to the erection of an outbuilding in the garden of 85 Parkhill Rd.</p> <p>There are several issues:</p> <p>The area in which 85 Parkhill Rd exists is a Conservation Area. There are specific planning national rules/guidelines that govern conservation areas when it comes to the maximum size of any outbuilding being limited to 10 square metres and it must be at least 20m from any wall of the house - the proposal indicates that the building will be only 8m from the house. The proposal should be rejected on this basis especially as its windows face the back of our houses thus reducing privacy.</p> <p>The buildings height is also an issue: it is proposed to be 2.8m high. This is too high as this will become a large structural block a metre higher than the surrounding garden walls/fences. The planners should consider that this will severely reduce the amenity of the overall green space in the back gardens in the Parkhill/Garnett/Upper Park enclave. Consider that there are gardens in close proximity (e.g. 87/89 Parkhill Rd) with overall rear garden areas less than 20 square metres - so this proposed development would be a substantial block amongst very small gardens, simply because of its volume as well as its area.</p> <p>National rules/guidelines indicate that the building should be at least 2 metres from any boundary if its height were over 2.5m. The proposed plans indicate that the outbuilding will be less than a metre from the boundary fence that partitions 83 and 85 Parkhill Rd. The proposal should be rejected on this basis.</p> <p>The planners should also consider that the proposal be rejected, because the houses in the conservation area are 1930's low ceiling/short storey construction/terrace cottages, where the ceilings for the rooms are less than 2.6m high and the tight knit terracing means that any proximate external building will need to be constructed with similar scale and attention to privacy. The proposal might be appropriate for large victorian buildings with substantial ceiling height but in this area this detracts substantially from the overall architecture of the conservation area.</p> <p>The building, although proposed initially as office use, could be used as living space as it will contain heating, light, insulation and electricity to allow a bedroom to be created. Its internal area is bigger than the small bedrooms in the houses in the enclave which suggests that it could easily be changed in use.</p>