



Dear Mr McClue

I am enclosing comments on this application. I was unable to get onto the site on any device on Friday so I wrote to the planning in box asking for the comments to be accepted slightly late. I did not receive a reply but I hope you will be able to add them to the file as I am a close neighbour - 7 Hillfield Road.

#### **HERE ARE MY COMMENTS**

Before commenting on this revised application, I wish to comment on consultation. In the supporting documents, the applicant claims to have consulted further on these new proposals. It seems that he has had discussions with the planning authority and possibly *some* local residents, however, he has not been in touch with those most affected by the development, despite the fact that we commented on the previous application and its subsequent revision. This is unfortunate as perhaps our concerns could have been addressed.

In addition, I think there may be problems with the statutory consultation. No notices have appeared outside number 1 Hillfield Road and I can see that several residents who commented on the previous application, including the owner of number 3 who will be most affected, have not commented on this occasion,

While the revised plans are an improvement on the first set, they do not deal with the objections that I and others submitted before. Many are still relevant. a

I would like to object to the grant of this application on the following grounds:

- ∞ Unacceptably high density
- ∞ Adverse impact of the residential amenity of neighbours
- ∞ Visual impact
- ∞ Effect on the character of the neighbourhood - out of character with existing properties
- ∞ Subsidence and flooding

It is likely that some or all of these factors played a role in the decision to refuse development in 1988 and they are still material considerations.

#### **Density**

Although the new plans reduce the height of the building, which is welcome, it is still too high and out of proportion to the size of the plot, which is currently a small parking area and the extended garden of number 1 Hillfield Road.

It is intended that there will be two houses and two flats which is an improvement on the previous application for six flats, although it is not clear to me that, if this application is approved, it would not be possible to convert the two houses into four flats at a later period.

In addition, the "garden grabbing" issue has not been addressed and I would endorse the comments made by GARA on this point. There will be little green space left, which is a concern, and the building still goes far too close to the property boundaries with 3 Hillfield Road, South Mansions and Gondar House.

#### **Loss of amenity**

The proposed overdevelopment of the site means that, if this application is approved, the amenity of the neighbouring properties will be adversely affected.

The building will block light from South Mansions and Gondar House and no 1 Hillfield Road. It will deprive residents of what is a very pleasant view of open land.

It will also take light from the gardens of number 3 - 7 Hillfield Road. These properties will be overshadowed and also overlooked by the flats at the back of the building resulting in loss of privacy.

It is also likely that there will be noise disturbance from the houses because they will be sited so close to the boundaries.

**Visual impact**

The proposed design is more attractive than the previous proposal but, as it is still too large, its visual impact will be excessive. A more modest construction would be more in keeping with the space and have less impact on neighbouring properties.

**Character and design**

The character of the proposed building is not in keeping with the character of the area. The surrounding buildings are in the main Victorian houses and mansion blocks. There are newer houses on the west side of the road (built on the site of former garages) but these are much smaller in scale and therefore blend in. This building will not fit in with the surrounding area.

**Subsidence and flooding**

This is an area which has suffered from movement over the years as well as water running down hill because of the topography. This development is only going to exacerbate this, particularly when taken in the context of all the other excavations nearby, especially the recently approved basement excavation at no 1 Hillfield Road.

South Mansions already suffers from cracking and subsidence. The excavation attendant upon this development, particularly the basement, is likely to have an impact on this.

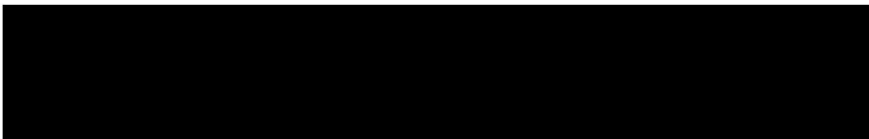
**Additional comments**

I would also like to make some additional comments.

I gather that there is to be a contribution to affordable housing in the borough. I doubt that this will be substantial enough to provide any meaningful housing and it would be much better if some of this development were to be affordable housing, perhaps provided through a Housing Association. Others have commented on the need for more housing in this area but this will only be housing for those with substantial incomes able to afford purchases of £1M plus thus further affecting the diversity of the area. The development is designed to line the pockets of the developer not provide the housing the borough desperately needs.

I would also endorse GARA's comment about parking but, even making this development car free will not actually deal with the problem as the parking control hours are only 10-12 weekdays so will not deter car ownership. I am sure all local residents can attest to the problems in finding parking which will only be exacerbated by this development.

Begin forwarded message:



I want to comment on this application. However, there appears to be a problem with your website. I cannot open the application page (either by a search or via the link on your alert email) which means I can't view the application documents and I cannot submit comments.

I will keep on trying over the weekend but I had set aside this afternoon to comment and I am quite busy.

I would be grateful if you would let me submit comments after the closing date.

I would also be grateful for an explanation of what is wrong with the site and when you expect it to be fixed.

Kind regards

**Amanda Kelly**