

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3018/P	Heriots Residential No.2 LLP	03/08/2021 16:23:31	OBJ	<p>As the owners of the long leasehold interest in Flat 2D, Shoot Up Hill, we write to register our objection to the proposed development.</p> <p>Aside from part of the land included within the proposed development being within the shared demise of the block and our consent not having been granted to its use, we have a number of considerable concerns regarding the proposals, which include:</p> <ol style="list-style-type: none"> 1. The undue sense of enclosure that the development will create. The development would be less than 9 meters from No.2 Shoot Up Hill and would immediately abut the shared garden (in fact the plans show that the Applicant intends to build on part of this garden, which we have not provided our consent to). The development will loom five storeys above it, in very close proximity, making what is currently a very pleasant outlook onto the garden become very enclosed and claustrophobic. We note that whilst views of the surrounding gardens were provided within the Design and Access statement and labelled as '02-04 Shoot Up Hill' they in fact only show the view from no.4. No views from no.2 are provided. 2. Our consequential loss of amenity. As set out above, the proposals will significantly impact on the amenity of the existing shared garden. We invite the planning officer to make a site visit to view this very pleasant outdoor space which is so precious in an urban environment – and never more so given the recent 'lockdowns' which we have all endured – and which views of in the Design and Access statement are conspicuous by their absence. 3. Overlooking and loss of privacy caused by the balconies. We note that the designers have omitted windows on the western side of the development which would immediately face our property, however there is still concern that with the height of the development, occupants on the upper floors will be afforded views straight into the grounds of no.2 and into the bedroom windows of 2D from their balconies, causing a significant loss of privacy. 4. The appropriateness of the height of the proposed development on a non-traditional plot. The plot currently comprises a low-level garage/storage unit and undeveloped land, surrounded by the gardens of neighbouring properties. The four-storey development that is proposed is unduly imposing in the context of the existing surrounding gardens and the unusual position of the plot means this will impact more existing properties than may normally be expected; there are five immediately neighbouring properties and our understanding is that all of these properties comprise multiple flats, creating a disproportionate number of households affected by the development. 5. The results of the Daylight Sunlight report. The applicant's own Daylight Sunlight report concludes that sunlight within habitable rooms of our property will fall below recommended levels and will be impacted beyond the primary planning guidance. Furthermore the No Sky Line Analysis indicates that the reductions in light access will be such that a potentially actionable loss of light could well occur. We have asked a specialist in this field to review the report and they have advised that the impacts beyond the guidelines are quite substantial, yet the authors of the report appear to have dismissed their own findings.

We believe that all of the above demonstrates serious flaws in the application which would result in an excessive negative impact on ourselves and our existing neighbours which, in accumulation, outweigh the

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benefits of the proposal. We therefore urge the Planning Officer to refuse the application.

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2021/3018/P	Heriots Residential No.2 LLP	03/08/2021 16:09:51	OBJNOT	<p>As the owners of the long leasehold interest in Flat 2A, Shoot Up Hill, we write to register our objection to the proposed development.</p> <p>Aside from part of the land included within the proposed development being exclusively within our ownership and our consent not having been granted to its use, we have a number of considerable concerns regarding the proposals, which include:</p> <ol style="list-style-type: none"> 1. The undue sense of enclosure that the development will create. The development would be less than 9 meters from one of the bedrooms of our property and would immediately abut our garden (in fact the plans show that the Applicant intends to build on part of our garden, which we have not provided our consent to). Flat 2A is a lower ground floor property so from the perspective of this flat, the development will loom five storeys above it, in very close proximity, making what is currently a very pleasant outlook onto the garden become very enclosed and claustrophobic. We note that whilst views of the surrounding gardens were provided within the Design and Access statement and labelled as '02-04 Shoot Up Hill' they in fact only show the view from no.4. No views from no.2 are provided. 2. Our consequential loss of amenity. As set out above, the proposals will significantly impact on the amenity of the existing garden of our flat. We invite the planning officer to make a site visit to view this very pleasant outdoor space which is so precious in an urban environment – and never more so given the recent 'lockdowns' which we have all endured – and which views of in the Design and Access statement are conspicuous by their absence. 3. Overlooking and loss of privacy caused by the balconies. We note that the designers have omitted windows on the western side of the development which would immediately face our property, however there is still concern that with the height of the development, occupants on the upper floors will be afforded views straight into the garden and bedroom windows of 2A from their balconies, causing a significant loss of privacy. 4. The appropriateness of the height of the proposed development on a non-traditional plot. The plot currently comprises a low-level garage/storage unit and undeveloped land, surrounded by the gardens of neighbouring properties. The four-storey development that is proposed is unduly imposing in the context of the existing surrounding gardens and the unusual position of the plot means this will impact more existing properties than may normally be expected; there are five immediately neighbouring properties and our understanding is that all of these properties comprise multiple flats, creating a disproportionate number of households affected by the development. 5. The results of the Daylight Sunlight report. The applicant's own Daylight Sunlight report concludes that sunlight within habitable rooms of our property will fall below recommended levels and will be impacted beyond the primary planning guidance. Furthermore the No Sky Line Analysis indicates that the reductions in light access will be such that a potentially actionable loss of light could well occur. We have asked a specialist in this field to review the report and they have advised that the impacts beyond the guidelines are quite substantial, yet the authors of the report appear to have dismissed their own findings.

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