

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/2988/P	Lucy Findlay	09/08/2021 14:42:56	COMMNT	<p>I write in my capacity as the freeholder of no. 45 Compayne Gardens and owner/occupier of the garden and 1st floor flat at no.45 Compayne Gardens. I welcome the modest footprint of the "outbuilding" compared to others which have been applied for and authorised in the Conservation Area including the example cited in the D&A statement at no.50 Compayne Gardens. However, there are a few aspects where I would welcome amendments being made to the application.</p> <p>1) Retention of the false acacia tree: this is a beautiful mature tree and could be accommodated very easily through the proposed decking that the outbuilding will sit in. And if the trunk expands the decking can be carefully "filed" to accommodate the growth</p> <p>2) A "metal profile sheeting" roof is completely out of keeping with the conservation area and is not in line with other applications. A "sedum/green roof" should be considered as they have been required in other applications</p> <p>3) The height of the outbuilding at its peak rear stretch which aligns with our shared boundary wall is more than 3m - the drawings, D&A statement and decking that the building sits on are not consistent. This means that it will sit over 1.5m above the boundary wall which is contrary to local design planning guidance. It seems unnecessarily high. Why not have a completely flat roof at the height more regularly approved around 2.5m/2.8m? A 5m stretch times 1.5m sitting above our shared boundary wall will spoil the amenity of our rear garden which again, is against para 5.23 of the local design guidance as is the felling of the tree, as is the use of metal sheeting. Finally it is not clear how water run-off will be handled - I presume there is guttering on the outbuilding or rain water collection?</p>
