

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3417/P	Clive Anthony Parritt	13/09/2021 14:53:29	OBJ	<p>1. Scale and massing in a conservation area. The proposal has been deliberately represented in a way to make it appear that the 3-storey proposed extension is small, and not of a relevant scale or mass that would cause a detrimental impact to the conservation area.</p> <p>2. A precedent for the second half The proposed 1 Metre extension on the North Eastern corner of number 32 Eton Avenue has in our opinion been set out to allow for a phase 2. Phase 2 would essentially see the currently proposed rear extension mirrored onto the North Western corner of 32 Eton Avenue. It is as if the applicant is using the proposed extension to set the depth of an adjacent 3-storey extension that will cause further harm and detrimental impact to the conservation area.</p> <p>3. 3-storey development within the backland The proposed 3 storey extension is without question in breach of allowable heights in terms of backland development where only a storey and a half of proposed visible development is allowed. Using a balcony to somehow justify a poorly designed, pastiche, form of development/mass is unacceptable to number 32's neighbours. The proposed mass/development as listed in point two sets a precedent for proposed 3 storey extensions within a conservation area. Number 32's rear wing is already out of character as it extends several metres into the backland part of the site.</p> <p>4. Loss of Amenity The proposal as set out proposes a 3-storey, overbearing rear extension in the backland, in a conservation area. If allowed the proposal will cause further detrimental impact to the already minimised green space of number 32 Eton Avenue, as most of their garden is a car park. Furthermore it will cause further over shadowing from a daylight and sunlight perspective to its neighbours properties and their gardens which will cause harm to number 32's neighbours.</p>
