

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3786/P	Robert Dolata	15/10/2021 14:50:57	OBJ	<p>5 Chester Road – planning comment Robert and Suzanna Dolata</p> <p>We have considered the submitted planning applications plans carefully, and OBJECT for the following reasons:</p> <p>The increased height of the side extension and the garden boundary wall shown on drawing number L(-4)302 are contrary to the sense of:</p> <ul style="list-style-type: none"> • Camden Local Plan 2017 policy D1 A “respects local context and character” ...”resist development of poor design” • Dartmouth Park Neighbourhood Plan 2019 (referendum version) DC 4 a “is subordinate in scale and situation to the original dwelling and complements its character in terms of design, proportion, materials and detail; ... ” <p>5 Chester Road and 3 Chester Road are not on a straight building line at the rear. 5 Chester Road extends further into the plot and stands at an angle relative to number 3.</p> <p>The side extension height as proposed, particularly when viewed from chairs and sofa in our rear sitting room will replace a considerable part of our existing outlook over open gardens with a dominant near-by high brick wall. This wall will reduce our view of the sky and diminish natural day light in the room itself.</p> <p>Our afternoon sunlight and daylight in the sitting out part of our rear garden will be harmed if the existing wooden fence is replaced with a brick wall extending into the garden beyond the face of the rear elevation of 5 Chester Road.</p> <p>The higher side extension wall and the garden boundary wall as proposed will dominate our garden space, creating oppressive enclosure. The changes as proposed are not proportionate or subordinate to the main building of 5 Chester Road.</p> <p>We believe that a better design solution is possible in the case of the side extension which would provide the internal space and height desired by the applicant while reducing external height and dominance. An example of this solution is shown in a photograph on page 30 of the Dartmouth Park Neighbourhood Plan 2019.</p> <p>In conversation the applicant indicated orally that he may not proceed with the extended garden boundary wall. However, we are commenting on the planning application as submitted. There have been no amendments to the planning application to the remove the garden wall in question.</p>