

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5499/P	David Yeo	10/01/2022 13:48:42	OBJ	<p>I am living in the neighbouring house to the proposed development namely 54 Regent's Park Road, NW1 7SX. I am writing to object to the development as presented on grounds of it breaching the neighbours' privacy and also [REDACTED]</p> <p>Our detailed comments on the presented plans are as follows:</p> <ul style="list-style-type: none"> - According to the Design and Access Statement 'the projection of the extension into the garden and its height would match those constructed immediately next door at 54 Regent's Park Road'. Critically we note that the extension does not follow the existing flank wall of the house at 56 which is set back around 2 feet from the party wall and the edge of the extension at 54. Instead it is proposed that the extension at 56 is built to abut right up to the party wall and so right up to the extension at 54. Someone standing on the terrace (top of the proposed extension) will have direct line of sight forwards over the frequently-used garden seating area of 54 and over the garden of 54 and backwards into the living room of 54 - when no such line of sight is available today from 56. This is a breach of privacy for those living in 54. I can provide photos taken from the point of the front and left side (rear elevation) of the proposed extension to demonstrate this breach. Please let me know if you would like these - I have been unable to attach to this statement. - As the proposed extension abuts directly to the extension of 54 it will be easy for an intruder to pass from one property to the next. This increases the security risk to those living in 54 and 56. - The proposal provides for a wooden fence panel to be erected on the terrace abutting 54 as a 'privacy screen'. At the proposed height of 1.8M and of course depth of just an inch or two, it is not high or deep enough to prevent the breach of privacy or to prevent an intruder from passing between houses. A fence panel is flimsy, degrades quickly, can blow down in the wind and is easily broken so provides no barrier to an intruder. Also a fence panel does not stop noise. We note as well that the fence panel is totally at odds with the design of the buildings. When permission was granted for the extension at 54 it was with a requirement to provide green plants/bushes (which are deep) at the edge of the terrace. These provide a much better break. - We are also concerned that the height of the proposed extension relative to the extension of 54 is not clear... the Design and Access Statement states: 'the projection of the extension into the garden and its height would MATCH those constructed immediately next door at 54 Regent's Park Road' but then a few paragraphs later states that 'the height..will be VERY SIMILAR to that constructed at number 54'. The architect seems not to know or is misleading in the proposal. <p>Finally we note that the property at 56 connected with the development are flats which are rented out by the building owner and applicant. Irresponsible or unsympathetic tenants will make the breach of privacy and security much worse.</p> <p>We ask that the proposal as presented is rejected on the grounds that it breaches neighbours' privacy and threatens security. We also note that the proposal is at best unclear if not misleading. It has not taken any real account of neighbours' privacy and security with so little thought being given to the 'privacy screen' or alternative ways to reduce breaches.</p>

Printed on: 11/01/2022 09:10:04

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				A proposal in which the extension followed the existing flank wall and so provided a gap of at least 2 feet between the extensions at 54 and 56 and one which provided a deeper and more effective privacy/security screen would reduce concerns over the breach of privacy and security.
