

Parnjit Singh

From: [REDACTED]
Sent: 01 May 2022 10:56
To: Planning Planning
Cc: [REDACTED]
Subject: Planning Application Ref: 2022/0067/P - 11 Hadley St - Comments

[REDACTED]

Dear Planning Officer,

Re: 11 Hadley St Planning Application Ref: 2022/0067/P - Comments

As immediate next-door neighbours in (and owners of) 9 Hadley St, we are submitting comments on the above planning application in respect of alterations to **11 Hadley St.**

We were kindly notified by the owner of 11 Hadley St of intentions to submit an application to make alterations to 11 Hadley St. However, we were not aware or informed of the deadline for comment (18 April) until, by chance, today. On checking with neighbours, it is apparent that there have been no notices posted in the street alerting residents to the above planning application.

However, I understand that, as there has been no consideration or decision yet, regarding this application, our comments will be taken into account.

Parts B and C

We have no objection or comment on and are content with Parts B and C of the application relating to the addition of a third floor and the internal and external work.

Part A

General Comment

- ∞ Our comments relate exclusively to Part A, in particular the plans for a roof garden on the flat roof of the proposed kitchen extension. On this we have substantive comment and objections.
- ∞ The 'Integrated Statement' at the head of the application states: "11 Hadley St forms part of a locally listed terrace" with "rear gardens... as a haven..."; the house is "in authentic condition", and "the new elements are respectful in their relationship with the neighbouring houses".
- ∞ We contend that the scheme for a roof garden would not be in keeping with the "authentic" context of the smaller scale terrace of houses in Hadley St compared to the larger properties in, for example, Healey St. In particular, the proposed roof garden for 11 Hadley St would overlook the garden of 9 Hadley St at close proximity and would encroach on its privacy as a "haven" as originally designed into the back yards and gardens of this terrace; the houses were built with alternate one and two storey back extensions and high walls to provide a degree of privacy. The proposed roof garden would significantly change this. It would not, therefore, be "authentic" or "respectful in its relationship with neighbouring houses"; rather it will disturb the visual and peaceful aspects of the garden and house, and severely encroach on their privacy.

Privacy and Loss of Light.

- ∞ A person standing on the proposed roof garden would have direct and close line of sight into the [REDACTED] and, the most severe encroachment, at very close

proximity directly into the [REDACTED] of 9 Hadley St. This would result in a **complete encroachment into the privacy of a large proportion of the main internal living spaces of 9 Hadley St.**

- ∞ The roof garden will also allow very close panoramic aerial overlook into the garden of 9 Hadley St **resulting in a complete loss of privacy** as a haven space.
- ∞ The zinc planters on the balustrade of the roof garden will have the effect of elevating the existing wall between 11 and 9 Hadley St **resulting in a loss of light into the garden and windows of 9 Hadley St.**
- ∞ The proposed trellis/screen on the roof garden balustrade will not mitigate the loss of privacy to 9 Hadley St because:
 - The plants may not grow on the trellis sufficiently or consistently or through all seasons to provide a privacy screen.
 - The height of the trellis is not sufficient, in any event, to prevent direct line of sight from the roof garden directly into the rear first floor bedroom of 9 Hadley St.
 - A wooden trellis is an accessory rather than a permanent structure which may not be maintained in perpetuity. There is, therefore, no guarantee of a privacy screen in the long term.
 - Conversely, any effective trellis or screen on the roof garden would significantly obstruct the current outlook and prevent enjoyment of the view from the bedroom window of 9 Hadley St.
 - Such a trellis would be an eyesore from the upstairs windows of 9 Hadley St.

Adverse Impact from Planters, Trellis and Plants

- ∞ The requirement to water plants growing in the zinc planters (and providing for their drainage) and climbing up a trellis on top of the extension wall will increase the amount of (dirty) water dripping onto and running down the white painted wall (on the 9 Hadley St side), the brickwork of which is already flaking and susceptible to further degradation from water damage. (Even now the wall has to be maintained with a stabilising paint).
- ∞ The falling leaves and plant detritus, dripping water from the planters and trellis, and the increased shadow will create unpleasant green algae, slime and dampness on the York paving below the wall in the garden of 9 Hadley St.
- ∞ Although the occupants of 9 Hadley St would presumably have the right to trim the overgrowth of the plants from the trellis of 11 Hadley St, the height of the trellis/plants would make this an unreasonable burden, not least for safety reasons.

Steel staircase

- ∞ The noise and visibility of people clattering up and down the external steel staircase to the roof garden, overlooking the garden of 9 Hadley St, would be a disturbance and out of keeping with the context and appearance of the back gardens in the street.

In summary,

- ∞ The roof garden at 11 Hadley St would encroach on the privacy and diminish the enjoyment of the tranquillity of the garden in 9 Hadley St. It would result in a loss of light into the property and obstruct the outlook from the windows of 9 Hadley St. It would invade the [REDACTED]

We consider that the existing (ground level) garden of 11 Hadley St provides an adequate bio-diversity haven in common with the other houses in Hadley St.

For all the above reasons, we would ask that the Council does not give approval to this part of the planning application.

Please do not hesitate to contact us if you need any further information or clarification.

With best wishes,

David and Shelagh Leakey.
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