

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2022/0856/P | Dominic Power | 08/05/2022 14:44:48 | OBJ | RE Planning application 2022/0856/P |

27 Jeffreys Street

I would like to register an objection to this application for two principal reasons:

The proposal section states:

The extension will have 2x main elements. The more traditionally detailed element and the modern glass infill extension.

The masonry element will be traditionally detailed, this will use hand made bricks that will blend with the existing brickwork of the rear elevation. The window will be timber, using details to match the existing rear glazing, and the shape and size will also match the existing kitchen window. Cast iron drainage will also be used.

To the left the glass infill extension will use frameless glass to maintain views to and from the rear of the property. The glass will step down below the existing kitchen window to maintain this in place as per our precedent image to the right hand side, an approved and implemented rear extension to a listed building on Church Terrace in Richmond.

This proposal raises two problems which this application does not address.

1) This proposed rear extension seems to impose a split personality the rear of building – on one side a frontage that approximates to the Georgian original, next to a modern glass extension. The marriage of a reproduction Georgian window and a monolithic glass ceiling and frontage is not a harmonious combination in what is a conservation area. This featureless glass extension appears from the illustration to be unsympathetic to this listed building and is anomalous to character and aesthetic of the house, and of the street.

2) There is a potential problem with light pollution. This application has both a glass roof and a glass front. The use of this very large area of glass is bound to affect light levels, particularly after dark. The impact of this would surely have a significant effect on much of the neighbourhood, creating a level of light spillage that would have a detrimental impact on the neighbouring houses, significantly altering the light level in the street.
