

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/1640/P	manuela	26/05/2022 15:14:43	COMMNT	<p>The revised project still lacks an indication of the impact of neighbouring property at 59 Hillfield Road. So no indicatino as of height of rear extension, of how much it would protrude beyond the property at 59 Hillfield road and by how much it will overtower it in high.</p> <p>The kitchen fume extractor still seems to use the chimney stake (currently fumes reach the neighbouring property - measurement available) Separate and dedicated pipe should be installed.</p> <p>I reiterate my concerns previously expressed for this project, among which lack of light, pollution during work and excavation, impossibility to use the neighbouring garden and loss of amenity and of the value of current amenities. Further possible nuisance from work on party wall, making it impossible to work from home and consequent loss of income.</p> <p>As per previous comment: As freeholder of 59 Hillfield Road, as well as owner occupier, I object to the height and length of the planned rear extension to the existing two-story rear extension of 57 Hillfield Road. In its current form, the plan would cause a substantial loss of amenity, light and enjoyment of 59 Hillfield Road and its very small garden space.</p> <p>Grounds:</p> <ol style="list-style-type: none"> 1. Height of extension: loss of light (Rights of Light Act 1959) / elevation of rear extension will be above existing extension of 59 Hillfield Road and as such would result in a loss of outlook and amenity and unacceptable sense of enclosure for the occupiers of 59 Hillfield Road. It would reduce the amount of light and sun reaching the already very small garden area of 59 Hillfield (enjoyed for over 20 years), with consequent damage to current plants, consequential build-up of moisture and humidity which would oblige to remedial work and would be overbearing. Further, it would reduce the amount of light reaching the ground floor garden-facing room. 2. The plan does not include designs as to how the proposed rear extension would align with the existing rear extension of 59 Hillfield Road. 3. Building works will require work within 3 metres (excavation and underpinning) at a depth of more than 1.5 m below neighbouring property on boundary line / along wall (which is owned and used by neighbouring extension and cannot be used structurally to take the bearing of further weight). Following the placing of footings and foundations (with underpinning) the property of 59 Hillfield Road could sustain damage. 4. Noise: considering the scale of the project of the proposed plans and the length of works (>4 months), the nuisance caused by the building works would adversely impact my professional life and health (noise, dust, pollution), as well as my capacity to earn, with potential economic loss. <p>Omissions: The plan does not include the designs of the proposed extension against current designs of 59 Hillfield, making it very difficult to fully appreciate the impact of the proposed plan. Further, there is no indication as to the new setup of exhaust pipes and fume extraction devices, currently affixed to party wall next to the window of 59 Hillfield and, respectively, channelled through the chimney stake. Projects authorised under the permitted development regime should respect neighbouring properties rights and not cause health issues, unbearable stress and the devaluation of the neighbouring property by reducing the enjoyability of current amenities. On the above grounds, I ask for the planning application in its current form to be refused</p>