

| Application No: | Consultees Name: | Received:           | Comment: | Response:   |
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| 2021/1362/P     | Ross Cattell     | 26/07/2022 18:30:13 | COMMNT   | <p>I am writing to comment on the application for planning consent for the Coach House bordering our property. We are pleased that the applicant is working hard to create an attractive coach house from what is currently a neglected wreck. However we still have some concerns about light, services, access to our property, privacy and aesthetics we I set out here.</p> |

Note that these comments refer to photos and diagrams which will be submitted by email.

#### 1. Window and light well

We have a large, bright hall opening onto our living room and dining area. The light comes from a large window. The plans show that this will be boxed in by a 'light well' and we are very concerned that this will materially reduce the light to our house. We have successfully contested previous designs like this with the previous owners of 4B. We will object strongly to this design unless the applicant can demonstrate to us that the design meets Rights of Lights tests. In addition we are pleased to see that the well is 'bevelled' on the side opposite the window. We would like another bevel on the garden side. As you can see from the picture much of the light comes from the East and South and under the current plan the east side will be blocked by a 3m wall.

We are also concerned about the drainage and cleaning of the well. During Autumn and Winter a considerable amount of leaves currently fall on the flat roof and I have had to clear the roof drain twice this year when rising water has threatened damp and flooding into our house – since 4B has been largely neglected and no one else was doing it. The large trees overlooking the property will continue to drop leaves into the well and there is no means for the applicant to keep the drains clear and clean. We have similar concerns about the boxing in of another small window higher on our wall.

Finally the well includes a roof light into the applicant's kitchen. This will give us a clear view down into his kitchen from our stairs and landing. We don't want to watch the goings on in his kitchen and are surprised that he wants his privacy compromised, nor do we want him watching us going in and out of our bedrooms.

#### 2. Boundary at the front of the building

The Architect's plan shows the boundary of 4B's property in the front running along the side of our porch. We think that this is incorrect as our house extends beyond the side of the porch and we have access to hatches on the wall on 4B's side for our electricity meters.

The photograph above shows the access hatch and the red lines indicate the edge of our property. 4B's 'Coach light' is actually mounted on our property. The extract from the plan shows where we believe our boundary runs (blue line) which is up to the edge of our house and includes the wall between the two properties. Any proposed changes or excavation at the front would have to respect our property. Likewise we would need access via the electric gates to reach our meters.

#### 3. Impact of new wall and screen on light at the back of the property

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We currently have a good view of our garden from our dining area. While we appreciate the privacy that a glass screen will give us this will also restrict the view from the window to a more narrow 'tunnel' as illustrated in the photograph below. From our garden the combination of a brick box with a glass box on top protruding into and over our garden will be bulky and intrusive as well as out of keeping with the entire rest of the back facades of the street.

The wall and screen will also have a more dramatic impact on our basement flat which has large bright windows on two sides of the courtyard. A wooden screen currently hides the dilapidated fencing and trellis behind but a higher wall and screen will block a lot of light from the south which currently lights up the flat.

The photo below left shows the windows to the flat. The photo on the right illustrates how a wall and screen will affect the light.

When we built our extension your office insisted on our installing Victorian iron railings to match the other houses. We would suggest that the glass privacy screen is lowered to be less obtrusive (say 1.45 or 1.5m). This would still give us privacy when people were sitting on the 4B balcony and we were on our balcony or in the garden. It would block less light and view and would also be much more in keeping with the rest of the street if the screen was positioned inside iron railings matching the other houses in our part of the street.

#### 4. Rear elevation

We are surprised to see that the 'upper ground floor' will be extended a meter or two beyond the back of our house. None of the houses in the street (that we can see) do this. This will stand out against all the other properties and also have some impact on light and views as covered above.

We also note that the elevation to the No. 4 Garden shows a brickwork design which 'matches existing'. There are no 'diapered panels' on any other back facades in the street so we cannot see how it matches. We would hope that the matching is of the old stock, faded yellow, London brick that the other houses and extensions are made of.

#### 5. Electricity

Currently the mains power cable to 4B is routed through our property via the access hatch mentioned in (2) above. This is probably in breach of current laws and we would expect to see it addressed as part of the plans.

In addition our solar panels are connected to our inverter via a cable that runs down the side of our house and would be covered up by the proposed upward extension. We would expect this to be addressed by the applicant at no inconvenience or cost to ourselves.

In summary we have lived here for 22 years and, while we realise that we will need to rely on a party wall agreement to minimise the inevitable noise, dust and disruption, we do have concerns about the loss of light to our property and the erection of a high, unsightly glass screen which will not only restrict the prevailing south and easterly light to our patio but also be very intrusive from our garden. It also seems to contradict local

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conservation planning restrictions which required us to ensure uniformity when we built our extension.

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