

Application No:	Consultees Name:	Received:	Comment:
2022/3733/P	Emily Morris	18/12/2022 20:20:31	COMMNT

Response:
To whom it may concern

I have several concerns about the proposals.

This is not a shed or outbuilding as the application suggests. It is impossible to tell whether the footprint of a pre-existing timber shed is accurate or not, as the shed is no longer there. Now there are some substantial concrete foundations built for what is clearly a significant building with patio doors and wide windows either side. The use to which it will be put is not made clear but it is too big and windowed to be storage. I can only conclude that this building is intended as a substantial extension of the living space of the basement flat of 46 Priory Road.

Appropriate building for a conservation area?

There is no detail re: what materials the building will be constructed of and what colour the building will be finished in. The application implies slatted wood but it makes no mention of colour? It is hard to tell to what degree to which it will be sympathetic with the character of the surrounding buildings which are [primarily brick/rendered]. It appears that this substantial building would have a flat roof. That seems unlikely it must be tilted to a degree to allow water run off? If it is flat or flatish it will accumulate bird /fox/cat pooh, and moss, and quickly become an eyesore for all the surrounding flats above ground level.

Building safety/fire risk

As well as it not being clear what materials are being used - as well as wood would it be insulated? And how? In addition such a substantial building would, one assumes, be lit and heated. On both issues - construction and electricity supply - in a post Grenfell world, I want to know it confirmed with building safety regulations as it is clearly not a shed and is in essence an extension close to the main house and neighbouring dwellings.

Plumbing and drainage

Is the space is to be lived in what about plumbing and drainage? Given the problems at our end of 48 Priory Road, which has involve Thames Water having to pump out sewage on a regular basis over the last three years, I would raise this as a concern. Also it does not indicate what would happen to the rain run-off and there are considerable concerns in the local area about adding yet more impermeable coverings that will not absorb heavy rainwater in the area as flooding has been quite a significant problem. I would thus be concerned re: the drains and flood risk.

Lack of privacy

The windows and double doors (presumably glass) would open out facing the garden of 48 Priory Road which is currently not directly overlooked from anywhere else other than the other flats at 48 – this would ruin our relative privacy.

In summary

In summary, this is not a shed or an outbuilding, this looks like a substantial building designed to increase the living quarters area of the basement flat at 46 Priory Road. It would need to be lit and potentially heated posing a potential fire risk which a timber building might exacerbate. It would interfere with the views of several flats round it and would intrude on the privacy of the garden at 48. It may put strain on the existing water and sewage drainage infrastructure, and increase the flood risk for 46 and the flats either side.

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				Thank you
2022/3733/P	Roye	16/12/2022 14:17:53	OBJ	<p>Please note this is an objection to a construction in the garden of 46 Priory Road.</p> <p>There is a large footprint of concrete and blocks very close to the house.</p> <p>I am worried about the size and placement of this structure to be.</p> <p>A large portion of the garden will disappear under this footprint.</p> <p>The lawn and many shrubs have already gone, leaving our views with a construction site.</p> <p>Thank you for your attention.</p>