

| Application No: | Consultees Name: | Received: | Comment: | Response: |
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| 2022/4912/P | Georg | 18/02/2023 22:32:58 | OBJ | <p>As the owner of the Ground Floor flat at 156 Agar Grove I am writing to object to the proposals entered under planning application 2022/4912/P for the reasons outlined below.</p> <p>1. Impact on daylight levels for 156 Agar Grove</p> <p>I have access to only one window in the south facade, and this is to my living room. As this window is immediately adjacent to the proposed development I have great concerns that it will materially impact the daylight levels in my flat, especially in the mornings before I go to work.</p> <p>The Design and Access statement claims there are multiple instances of similar developments along the terrace of houses, however, there is only one instance, (150 Agar Grove) where a single storey structure has been built on top of the balcony. If anything, it is evidence how detrimental it is to the character of this conservation area.</p> <p>The Google earth photographs in Appendix A of the Design and Access Statement used to back up the claim for precedences clearly show that this additional first floor 'mass' at 150 creates a dark enclosed space for the occupant of the adjacent ground floor flat at 148 Agar Grove. This is exactly the condition that will be recreated by the proposed development at 158 Agar Grove on my flat.</p> <p>I have been advised that it appears that the proposed development may breach the '45 degree test' as set out in Building Research Establishment guide "Site Layout Planning for Daylight and Sunlight" (2022) for my living room window. I therefore understand that a BRE assessment for the impacts of the proposed development on sunlight and daylight for 156 Agar Grove should be undertaken prior to planning permission being sought by the developer.</p> <p>From the documents submitted by the developer I do not believe there has been adequate consideration or interrogation of the proposals impact on 156 Agar Grove.</p> <p>2. No evidence of 'former extension'</p> <p>The evidence provided for 'a former extension' is limited to two brackets on a pipe (photographs 5-8, Appendix A - Design and Access Statement). However, when you look at the fabric of the main building (not shown in the photographs) there is no evidence of any 'former' structure having been attached to, or adjacent to, the existing brick facade at the first floor level, such as uneven discolouration of bricks or remnants of mortar.</p> <p>Only one set of brackets along the length of the pipe are attached to the building. It is plausible that the pipe was relocated to accommodate new footings or drainage requirements for the basement level extension in 156 Agar Grove, with the use of a replacement piece (with redundant brackets) in keeping with the existing pipe inserted to create the required offset from the main facade.</p> <p>3. No justification for application</p> <p>The flat at first and second floor of 158 Agar Grove has access to bin stores at the front of the house at street level. This is the case with all houses along Agar Grove that have been split into flats. There have been no prior issues noted by occupants of 156 Agar Grove of bin bags stored on the balcony as seen in photographs 11 and 12 of Appendix A in the Design and Access Statement.</p> |

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London Plan Guidance: Housing Design Standards Section 4 Part C10 covers guidance to the provision of private outside area for all Londoners. Whilst this document is not technically relevant to design for existing structures, the loss of access to an outside space could be considered to be deleterious to the existing and future occupants of the first and second floor flat.

4. Potential for structural damage to neighbouring properties

There is clear evidence that the existing two storey balcony structure at 158 Agar Grove is moving away from the main building, creating cracks resulting in water ingress to the basement flat at 156 Agar Grove. This is likely to be further exacerbated by the addition of loading on the original structure.

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| 2022/4912/P | suzi warren | 19/02/2023 19:54:25 | OBJ | <p>As the occupant of the ground floor single storey flat at 156a Agar Grove I am writing to object to the proposals entered under planning application 2022/4912/P for the reasons outlined below.</p> <p>1. There is a great deal of water damage to the brickwork in my kitchen resulting from a badly erected outdoor staircase leading to the balcony structure onto which the new structure would be erected in the garden on 158 Agar Grove. The bricks along the wall of my kitchen adjoining 158 are crumbling, severely discoloured and are permanently damp, because the outdoor staircase that was added some years ago was not butted up properly to my wall. Enough of a gap has been left for water to accumulate and soak through to my side of the brickwork. It is very depressing and needs addressing urgently.</p> <p>Now that I hear more work is proposed to add further weight to this badly erected structure, I am horrified. It will make the job of fixing the problem vastly expensive and very difficult. I beg you not to let this work progress until my wall has been assessed and efforts made to stop the water getting in. It is a health hazard and looks completely unsightly. To summarise this point, the existing balcony structure where the proposed additional structure is to be added is moving away from the main building resulting in water ingress to the basement flat at 156 Agar Grove. This is likely to be further exacerbated by the addition of loading on the original structure.</p> <p>2. Overshadowing/Rights of light The existing balcony structure of 158 Agar Grove sits perpendicular to the window of the living room of the single storey ground floor flat at 156 Agar Grove. It should be noted that this is the only window in this facade serving the flat at 156. There is no other access to light on this facade for the occupants of this flat.</p> <p>In plan, the existing balcony at 158 breaches the 45degree test as set out in Building Research Establishment (BRE) guide "Site Layout Planning for Daylight and Sunlight" 2022 for this neighbouring window for the ground floor flat at 156 Agar Grove, but does not breach the 45 degree test in elevation. However, with the addition of the proposed new structure the 45 degree test for the window at Ground floor flat 156 Agar Grove appears to be breached in both plan and elevation. It is therefore requested that a BRE assessment for the impacts of the proposed development on sunlight and daylight for 156 Agar Grove is undertaken prior to permission being granted.</p> <p>3. Overbearing As can be seen in photograph 14 in Appendix A of the Design and Access Statement, the ground floor level window of 148 Agar Grove immediately adjacent to the single storey addition at first floor of 150 Agar Grove is significantly impacted by the mass of the additional structure, creating a dark enclosed space, in marked contrast to its current (and historic) aspect.</p> <p>4. Claim of evidence of 'former extension' The evidence provided for 'a former extension' is limited to two brackets on a soil stack pipe (photographs 5-8, Appendix A - Design and Access Statement). There is no evidence of any prior structure having been attached to, or adjacent to, the existing south facing brick facade, such as uneven discolouration of bricks or remnants of mortar.</p> <p>The brackets spanning the entire length of the pipe used as evidence of a former structure are only attached</p> |

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to the building at the very top of the vent pipe. It is plausible that the pipe was relocated to accommodate new footings or drainage requirements when the new extension was built at basement level in 156 Agar Grove, with the use of a replacement piece in keeping with the existing pipe inserted to create the required offset from the main facade.

5. Precedence

Contrary to the claim of multiple instances of precedences for building a new storey on this original balcony structure, there is only one precedence along the row of houses at Agar Grove where a structure has been built in this location. This is located at 150 Agar Grove. As can be seen in photograph 14 provided in Appendix A of the Design and Access Statement this causes significant shading to the neighbouring ground floor window at 148 Agar Grove. It is not known whether Rights of Light were negotiated in this instance or if the window belongs to a whole house. As noted in point 1, the ground floor flat at 156 Agar Grove only has access to this one window at the rear of the property and this is to the main living space.

6. Justification for application

The flat at first and second floor of 158 Agar Grove has access to bin stores at the front of the house at street level. This is the case with all houses along Agar Grove that have been split into flats. There has been no prior issues noted by occupants of 156 Agar Grove of bin bags stored on the balcony as seen in photographs 11 and 12 of Appendix A in the Design and Access Statement.

London Plan Guidance: Housing Design Standards Section 4 Part C10 covers guidance to the provision of private outside area for all Londoners. Whilst this document is not technically relevant to design for existing structures, the loss of access to an outside space could be considered to be deleterious to the existing and future occupants of the first and second floor flat.

Yours Sincerely,
Suzi Warren
