Newell Gerzie

From: Prosser Gareth
Sent: 17 December 2015 15:53
To: Planning Support
Subject: FW: HGY/2015/3127 - 39 Clifton Road, N8 8JA - rear kitchen extension

Sent: 16 December 2015 10:08
To: Prosser Gareth
Subject: HGY/2015/3127 - 39 Clifton Road, N8 8JA - rear kitchen extension

Dear Gareth,

Further to our conversation this morning. Please find attached three photographs.

Photo 1.
Rear view of 39 Clifton road, just showing No. 37 to the left.



Photo 2.
View from rear patio of 39 Clifton Road toward rear of No.37, showing planted boundary.



Photo 3.
View through fence showing the flank wall of No.37 - this wall only has a small utility window, so no detriment to the amenity of No.37 would be caused by our application.



Please note that the neighbours at No.37 and No.41 (the direct neighbours either side of the applicants property) have not objected and have verbally confirmed to the applicant that they are happy with the application.

Please also note the following precedent's that have been set by the following granted planning applications:

1. 31 Clifton Road - HGY/2012/0357 (Identical house - 4 houses away)

A Full length side return extension, along with a rear extension of 3m and a full basement excavation and conversion.

We are only proposing to fill in 50% of the side return and propose only a 1m rear extension, with No basement excavation.

2. 45 Clifton Road - HGY/2009/2098 & HGY/2015/1145 (Identical house - 3 houses away)

A Full length side return extension and a full basement excavation and conversion.

We are only proposing to fill in 50% of the side return and propose only a 1m rear extension, with No basement excavation.

We hope that given these precedents and with the neighbours support, you will be able to grant permission for our application as soon as you are able.

Please do not hesitate to contact me should you need any further details or photographs.

Many thanks
Stephen Barron