

James Argles

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2022/2645
Site Address: 24 Crescent Rise London N22 7AW
Comments by: Toby Bowers
From:
22
Crescent Rise

London

N22 7AW

Submission: Objection

Comments: Ref: Principle - although we are not against our neighbours building an extension , the nature of the current proposal is inappropriate and we would like it adjusted. We find width, depth, height, noise, and aspect issues with the current plan, including possible tree loss / visual amenity, possible removal of value and experience to our home space in and out

Ref Overlooking - the proposal height would lead to previously private areas of our home being overlooked by the proposed plan. Our home is on a slight hill and the proposed extension height effect would be exasperated by that incline

Overshadowing - The height of the proposed extension seen from our flat roof windows, and proposed pitch could effect loss of light to our home - overshadowing our property and outdoor space if built as planned. The proposed roof of any extension should not overshadow our property.

Currently our back entrance is staggered (this staggering falls back as the road curves) so we currently get little overlooking or neighbour noise at present.

The depth of the proposed extension is approx 1m past our own back wall, creating disturbance and noise by building beyond our back wall boundary, and from the proposal of adjoining a wall to what is possibly our boundary wall (we need to consult) Any plan to use our external kitchen wall would cause noise inside our internal kitchen space - the new plan internal social area is directly next to our own also causes concern - Appropriate distance and sound insulation should be applied to any sort of wall, if indeed the wall turns out to be party not boundary. At present the extension wall in our house appears to be within our house boundary so not sure they have any right to build against. The extension at 20 leaves the outhouse in place and space in between housing and is therefore no noise issue so if the width did the same, it would not be such an issue.

Internal works would require party wall to protect ourselves from damage to our internal kitchen space (recently updated - was not extension but remodelling of existing space)

New plans would mean our outside space is overlooked by meter of new structure, and also not in the plans submitted the current patio space would be lost pushing the new patio space further into garden space

Our current patio space is currently next to/slightly in front of our neighbour - bringing the building beyond this space would cause noise and aspect disturbance . Plus likely removal of a tree line aspect from our home and privacy from onward properties. Our current patio space is currently next to/slightly in front of our neighbour and the aspect is inviting. Reducing depth to the extension would ensure this is not affected.

Overbearing - The scale of the current proposal will have an oppressive impact - both to ourselves, and surrounding housing on both sides

Any extension should not result in loss of tree line aspect to our left - environmentally and for visual amenity

Plans should ensure that any external flu does not result in the steam crossing our property and windows

Any plans should also take into consideration the raised patio / raised ground at 24 that can effect damp to our internal wall, to which our builder recommended our neighbour is responsible to prevent (recommended they build a trench in between the house)