

Re: Planning application HGY/2022/3549.

I oppose planning application HGY/2022/3549 on the following grounds:

1. Principle:

The property at 62 Langham Road has already been significantly extended. First through the addition of a loft and dormer extension, then with the addition of a large "brick and mortar" shed in the rear garden and finally with the conversion of the ground floor side-return with a permanent structure (including felt-roofing and an access door to the side return referred to in the plans as an "existing *temporary* lean-to"). This planning application proposes a further significant enlargement to an already extensively extended property –such incremental extension should not be encouraged.

2. Overshadowing:

The proposed application would greatly reduce the spacing between the properties at 62 and 64 Langham Road. This gap allows natural light to percolate onto Langham Road to the benefit of all residents and visitors. Further, the proposed plan includes the extension of the pre-existing loft-conversion dormer by a further 1.3m. This would impact on natural sunlight on adjoining gardens. Therefore, I object to both the proposed use of the side-return and to the dormer extension.

3. Overbearing and Out-of-character:

The proposed application would create an overbearing frontage to the property. It would be out of keeping with the frontage of surrounding semi-detached and terraced housing in Langham Road and create a visually oppressive structure. Further, the space between 62 and 64 Langham Road, already reduced by the "existing temporary lean-to" would be so reduced as to almost nullify the break between the first houses on this section of Langham Road and the rest of the street and affect the natural historical pattern of the street.