

James Argles

Subject: FW: HGY/2022/4099: 63 Sheldon Avenue

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From A Grossman- 20 sheldon Avenue

On reviewing this application I noted the concern of the adjoining neighbour at no 61 that the relevant plans were not sufficiently clear to enable him to assess whether the house would impact on his amenity. Amended plans have now been lodged and these show two significant issues

The block and scale of the design of the rear of the house would cause neighbours concern and therefore should be of concern to the planning authority- the massing of the house is over large for the site and the plots which have no significant gaps between the properties - in particular the house will appear as a huge block of brickwork from both neighbouring sides - this snip shows the approximate relative boundary lines of no 63 as extended and no 65- this would be a significant imposition in terms of amenity and loss of light-

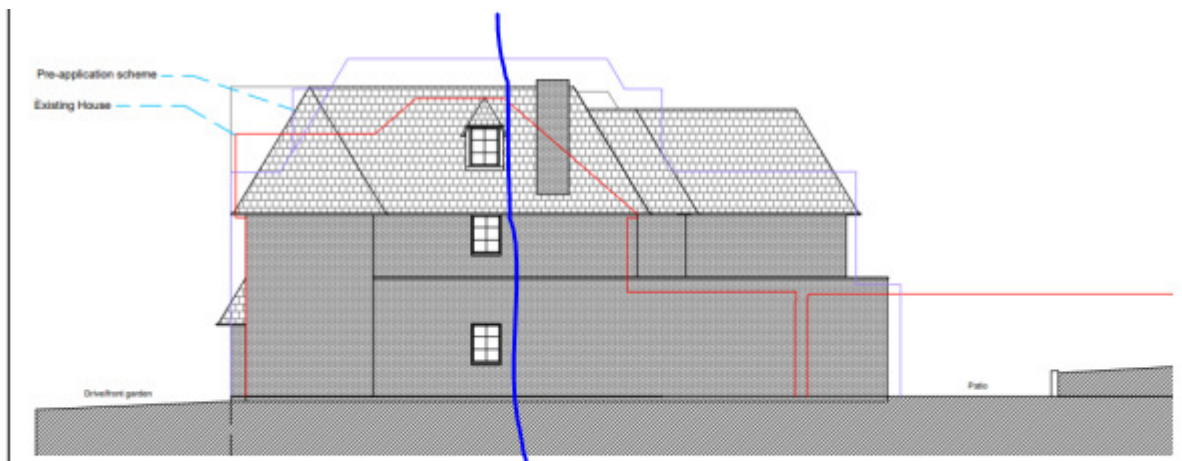
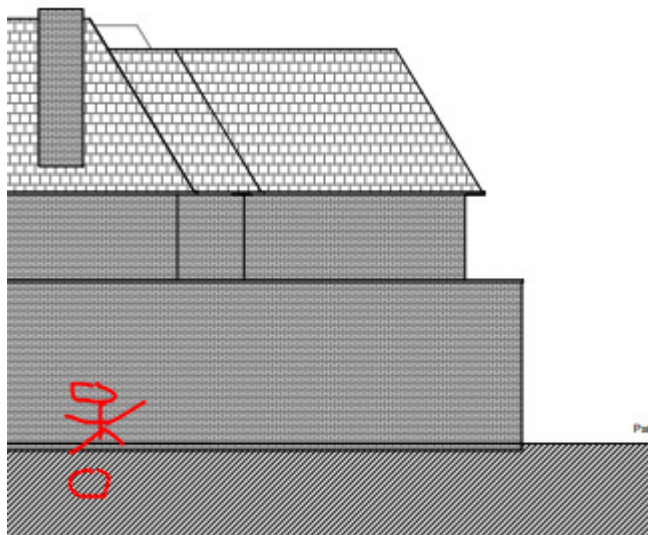


Figure 58 Comparison of Proposed Development with Existing house and Pre-application Scheme

65

Further the adopted local plans for the conservation area require that any replacement house reflects high design standards

This is the perspective that will be presented to the owners of 65 standing at the rear of their house – this represents a block of brickworks seeking to maximise the plot with no design value



The position from 65 would similarly be of a mass of blockwork although not quite as deep

The rear projected double story extension does not reflect high quality design and should be adjusted significantly rather than impose on the neighbours and damage the conservation area

Yours,

Antony Grossman
