

Objector - 77 Mayfield Road - Alistair McEachern

Property directly adjoins the roof terrace, sharing a party wall and flat roof. The proposed roof terrace will have a detrimental effect of quality of life for no 77.

Noise and disturbance.

The new roof terrace will introduce a noise source to the roof with no protection between it and an opening window 600mm from the terrace. The window provides cross ventilation for the room in constant use 24 hours a day.

Noise on a roof top is more intrusive and will spread more widely. Unlike noise at garden level where landscape helps break up and absorb the noise, noise at roof level has no soft surfaces to absorb it. Even the smallest noise will be amplified and directly overheard in the bedroom of 77.

Loss of privacy.

Although the terrace proposes an opaque screen to stop direct overlooking, activity will still be visible from inside no 77. The proximity of terrace to neighbours window (600mm) creates loss of audible privacy for neighbours at 77. Conversations on the terrace can be heard in the bedroom and will cause disturbance. Conversation anywhere on the first floor of no 77 can be heard from the terrace. It is not unreasonable to expect your neighbours not be sitting outside your windows in a terraced street.

Submission is not accurate.

Drawing submitted are not accurate and they do not give the full picture. Access to the rear garden from the kitchen balcony via a spiral stair is not shown and the window on the neighbouring property at 77, 600mm from the boundary is not shown. True consideration of the necessity and impact of the roof terrace cannot be made without this information.

Precedents used are not valid.

Precedents offered in the DAS show three examples of roof terraces in the area. Each example is of a terrace set into the pitch roof of the existing rear extension. This form of terrace provides protection to the neighbour by retaining the solid brick party wall to help mitigate noise transmission. In the examples quoted there are no windows adjoining the terrace thus eliminating the loss of privacy.

Effect on character of area.

There are 22 flat roof rear extensions on Mayfield Road, the remaining houses have pitched roofs. There are no standalone terraces on any of these roofs.

Permission has not been granted for roof terraces or balconies to the dormer extensions in the section of Mayfield Road in the past. Permission now would set a precedent for future development and impact on what is currently a tranquil back yard.

Provision of amenity space.

Provision of amenity space for the upper flat should not be a consideration. The flat has a balcony of approx. 900 x 2000mm directly off the kitchen which takes a table and two chairs. It also has a spiral stair from the balcony giving access to the rear garden.

Loss of adequate ventilation.

The window adjacent to the terrace in no 77 is used to provide extremely effective cross ventilation to the house. It is open from early spring till late autumn. Were it to be closed to reduce noise infiltration or against smells cooking etc it would affect the quality of the environment in no 77.

2no drawings accompany this objection to help explain the issues raised.