

Sent: 07 July 2023 12:05

Subject: Re: HGY/2023/1214

Planning Application.
HGY/2023/1214

Residents of 38 Vallance Road. Neighbour

We Andrew Rowson, Melanie Rowson, Lana Rowson and Aaron Rowson of 38 Vallance Road object strongly to the proposed removal of a single-storey side extension and construction of a new two-storey side extension over a larger footprint within a conservation area, at 36 Vallance Road for the following reasons.

1. Visual impact

The proposed building's design will be overbearing, dominant and out-of-scale to the existing Edwardian house. It is out of character in terms of its appearance compared with the existing design. And, the character and appearance of Vallance Roads Conservation Area. We feel this large building will look ugly and spoil the natural feel of Vallance Road.

Reading the architect's description (2202_Design and Access Statement.pdf), I quote; 'The property is a mid-twentieth century Arts and Crafts', 'that complements the architectural style of the existing property' We disagree. The extension is an odd shape, formed of sharp angles. This layout seems to have been decided upon by a simple line one meter from the boundary and the selection of certain sanitary ware for an ensuite bathroom. No consideration of the outward appearance and its impact on the conservation area and the neighbours. The Edwardians did not build with these crude sharp angles. This odd crude shape also creates the maximum impact in terms of overbearing presence, overshadowing and loss of sunlight to our garden and patio.

The substantial two-storey flat roof addition with dark grey crittall windows is not in keeping with the original Edwardian house. Due to the site's unique bend in the road, the proposed considerably large building will have a direct effect on the character of the neighbourhood and will be clearly visible from the pavement and the opposite houses, from a wide visible angle (See Video 1 and image 1, 2 and 3, and image 1 from file 2202_Site Photographs.pdf). The proposed building will have a loss of view from Vallance Road through to the park trees beyond. We also disagree with the proposed detailing in the design. The dark grey crittall windows should be Edwardian in style and the facade at the front of the structure should be rendered to complement the existing Edwardian house. The out-of-keeping flat roof will be clearly visible from the road, due to the elevated 1.26-meter elevated aspect of the property, again shown in the images attached.

In the architect's description, and I quote; 'In relation to the rear, even though the overall width of the proposed two-storey side extension is slightly more than half the width of the main house' We feel this is clear admittance as to the volume of a substantial building that will be shoehorned into the triangular side garden of the property. We believe the current proposed design will have a negative impact on Vallance Road and be overbearing to us from our garden.

An observation from the plans, 2202_100 Existing-107.pdf, front elevation drawing. Because of the bend in the road and the angle of No.36, this view is not representative of how No.36 looks from the pavement. The chimney and existing extension, shown in red are not this prominent. The drawing suggests there is only a small slip of space between the two houses. This is misleading, again I refer to (See Video 1 and images 1, 2 and 3, and image 1 from file 2202_Site Photographs.pdf), as it is triangular it is visibly wide from the front

and rear, and not just a side passage. This feeling of space and distance from immediate neighbours is something that attracted us to buying our house.

2. Overshadowing/lack of light

Unacceptably high density and over-development of the site, with the two-story building squeezed 1 meter from our house (No.38) will have a significant effect on the loss of our light and our view from our garden. This overshadowing of our garden and patio creates an unacceptable impact on our amenity space. Due to the site's unique bend in the road currently, we have enjoyed the sunlight from this angle between our house and No.36 for the past 18 years. The proposed large-scale two-story building will block our light completely. (see images 4, 5, 6, 8 and 9 showing the movement of light throughout the day, notice the shadow from our property)

As the sun moves during the day our house casts a shadow, the space between the two houses is vital in allowing light to be cast onto our garden. If this extension goes forward 100% of our afternoon light will be lost due to the new shadow cast by the extension.

All of our family are very upset at the prospect of losing the light that we currently enjoy in our garden. It would also be very overbearing in comparison to the current single-storey extension as it would effectively be right next to our immediate outdoor seating area, and create a near 'terrace' effect. The architect describes the proposal to be set back from our house line, however, the plans are drawn with the corner of our house and your proposal actually in-line at the same point, ie. Not set-back.

Our main concern is that due to the orientation of our house, the gardens and rear interiors can be dark, particularly in the afternoon and evening. We will lose any precious light, and our garden will become shrouded in shadow, making the interiors darker. We will lose the beautiful light in the afternoon/evening enhancing the natural beauty of the gardens.

As a family, we spend a lot of our time relaxing and unwinding in our garden, and it's one of our main sources of relaxation contributing to Melanie's well-being while recovering from cancer treatment, to which sunlight is a key contributor.

3. Follow-up planning application

Whilst our concerns detailed above are considerable. We also fear a follow-up planning application for a loft extension, which the neighbours have said they will be doing, which could possibly have a pitched roof added to the proposed two-story extension, further exaggerating our outlined concerns; visibility from the road, our garden and increased lack of light.

















