

Sarah Madondo

From: Alex & Olivia <alexolivia2018@gmail.com>
Sent: 24 July 2023 14:04
To: Sarah Madondo
Subject: HGY/2023/1644: Comments to Objections
Attachments: 7845677 First Floor.pdf; 7845678 Ground Floor.pdf

Dear Sarah,

I hope you had a good weekend.

It took some time to absorb all the objections, some very long. I believe many points are not relevant (such as the description of the L-shape dormer, red boundary on the block plan and location plan*), for others, I am happy to address and hence I felt it's necessary to write to you.

*I am one of the share of freeholders of no 166, so the land of no 166 as a whole is highlighted especially for the location plan. I confirm that I do not have access to the garden, please find attached the title block.

Glazings: Please note the side obscure glazings are angled only for design purposes, to facilitate the transition to 1.1m at the rear. If you find it necessary, I am happy to label the side glazings to "level 4 obscure glazing" and make them consistently 1.7m in height (the sides to no 164 and 168).

Overlooking: I would like to highlight that the degree of mutual overlooking is already established from the existing condition (as discussed during pre-app). In fact from our outrigger bedroom, we can see all the nearby gardens incl Clifton Road and their rear facades, and I trust the likewise from them.

Clifton Road: The study (less than 3m in depth and significantly lower than the main dormer) on the outrigger will not impact sunlight to Clifton Road, they are very far away and the study is single-storey. One objection claims that 50% of the flat roof is developed all in 2.7m height, whereas in reality, just under 35% will be study and the other 15% will be terrace.

Streetscape Improvement: Please note this flat has been a rental for a long time and has not been well maintained, I believe the proposed work will improve the streetscape. Namely, it will have a new slated roof, all window sills and other external paints will be restored, 2no TV satellite will be removed from the front façade, etc. I am also looking to insulate the walls internally to improve EPC rating. I am happy to add these on the drawings set.

Ridge: The dormer will be built down from the ridge, so the dormer will appear subordinate to the roof, as discussed in the pre-application.

Precedents: Please note that the similar applications highlighted are only taken from the exact same postcode as no 166, so roughly ¼ of Victoria Road. I can see many flat roof extensions of similar size or bigger (up to half of the outrigger roof) on Victoria Road and other nearby roads, briefly a few:



82, 88, 96, 98 and 102 Victoria Road



4, 6, 16 and 20 Clyde Road, around the corner to Victoria Road



85, 61, 45 and 37 Albert Road, around the corner to Victoria Road

To conclude: I would like to highlight the submitted application is much a like-for-like submission to the pre-application. Therefore, I think all the positive feedback from the pre-application should still stand. There are only two changes from the pre-application:

- a. make the high-level window of the rear dormer extension smaller to make room for a French door with Juliet balcony. The high-level window has a sill level of 1.5m, Juliet balcony enhances the design with better (more easily accessible) view to the garden and beyond.
- b. The other change is to renew the front pitched tile, it will be the standard dark slate tiles

Please let me know if anything needs to be further clarified, labeled or amended. I will address them promptly and thank you for reading through this email.

Kind Regards,

Alex