

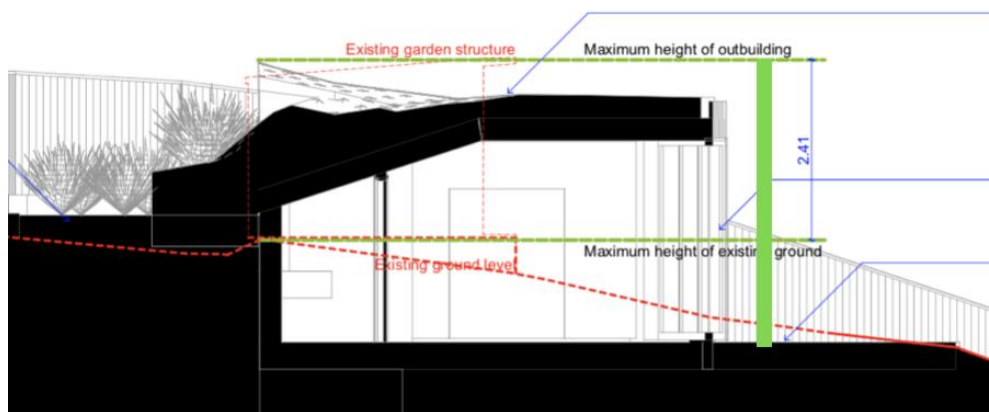
Objection to Planning cases **HGY/2023/2257** and **HGY/2023/2256**

From Jacqueline Kremer, 47 Cholmeley Crescent (semi-detached pair with number 45)

We strongly object to both the planning applications above as submitted (they are separate applications, but part of one expansion project).

HGY/2023/2256 - Outbuilding

1) Height of outbuilding - The planning documents understate the height of the building - the building would be constructed along a slope; the height of the structure has only been shown from the top of the hill, not from the ground level at the bottom of the hill where it would rise above the current fence level much more dramatically. As designed (directly abutting the boundary), it appears to be well over 3 meters high and approximately 30 sq meters in overall size (including the joinery areas). Since the outbuilding is very close to the boundary wall, the height of the building should be less than 2.5 m in total which is not currently the case.



Like the rear extension as part of the same plan, the size and scale of the building would cause **overshadowing and be very overbearing** from the garden at number 47. As a pair, the two rectangular structures would dominate the currently open garden, making them very out of keeping with the character of the conservation area.

2) Tree Disruption - There are a number of mature trees along the fence line in the applicants' garden which are not shown on the drawings submitted. There is also a very old ash tree in our back garden with deep roots likely extending to the location of the proposed outbuilding and suggested excavation. These trees have nested birds, provide privacy and add to the green of the garden. Under the plans as currently drawn, these trees would need to be felled to enable the construction which would not be acceptable.

3) Water flow – Given the large new proposed structure, the water flow on the hillside will be disrupted by the outbuilding structure. The concrete patio would also affect drainage and water flow in our garden. This is related to the issues of other excavation on the property mentioned earlier as part of the basement in the accompanying application. To our knowledge, there has not been an expert hydrology review of the impact on water flow of the proposed construction.

4) Light pollution/Privacy - As proposed, the outbuilding would be oriented with glass doors facing our house (our master bedroom in particular), reducing our privacy. This is particularly problematic given the slope of the garden as the outbuilding will be at a similar level to our first floor. At night, the building would upset the peaceful character of the conservation area and create light pollution.