

We wish to object to the proposed rear extension at 13 Sandford Avenue on the grounds that it would have an unacceptable impact on the residential amenity of our property.

The proposed extension would result in a significant loss of daylight to four ground-floor windows serving our main living accommodation. These windows currently provide an important source of natural light, and the extension would substantially reduce both daylight and sunlight entering these rooms, adversely affecting their quality and usability.

The proposal would also create an overbearing and oppressive form of development along our shared boundary. Due to its height and depth, the extension would create a strong sense of enclosure when viewed from both our house and garden. The extension would create a narrow corridor-like environment and significantly reduce our enjoyment of our outdoor space.

In addition, the extension would materially reduce our outlook from both the affected ground-floor rooms and the garden, replacing an open outlook with a dominant built form immediately adjacent to the boundary.

In addition, the established building line for this part of Sandford Avenue is on a diagonal. The concern would be that other neighbours in the road take the opportunity to build out back this far, impacting their neighbours on one side detrimentally

For these reasons, we believe the proposal would fail to safeguard the amenity of neighbouring occupiers through its unacceptable impact on daylight, outlook, and sense of enclosure. We respectfully request that the application be refused or amended to reduce its impact on neighbouring properties.

We would be satisfied with a smaller version of the plans which included a flat roof across the entire extension (instead of half of it) and a 3 m length instead of the current 4 m.

Your sincerely

Laura Forrest-Hay and Frank Lavery

11 Sandford Avenue