Comments on Planning Application AWDM/1772/23

The applicant did not have the courtesy to show us the proposals and seek our comments before making the application.

Having now seen the proposals online we are aware of the reduction of the space between the two buildings by projecting the first floor of the two storey extension beyond the ground floor therefore reducing the space at our first floor level to only 1600 mm width. We consider the space between the two buildings should be a minimum of at least 2 metres.

The heights of the existing eaves and roof of number 16 are considerably higher than our property and by extending the gable end to within 1600 mm of our western elevation would create an overbearing effect on our property.

The combination of the very narrow space between our western elevation and the proposed two storey extension with its much higher roof level would substantially reduce the amount of daylight penetrating our first floor window and the glazed roof to our ground floor general purpose area.

The proposal allows views from the rear bedroom window over our decking area and back garden.

Our ground floor level is 1.8 metres below that of the applicants and therefore the proposed two storey extension with its jacked up first floor and higher roof would dominate the juxatopositiion between the adjacent properties. This is not clear on the drawings but evident on the image of the front elevation.

We consider that a single storey extension would enable our existing rights to light and privacy to be better preserved and would be in keeping with the other houses on the southern side at the eastern end of The Avenue.

12 January 2024