

20/0017/FUL – 15 Connaught Road

Appendix 1 – Comments received

1. Objection comments received from the occupier of 13 Connaught Road

Further to receipt of your letter advising me of the above planning application, I wish to comment as requested based on material planning considerations as are detailed and are acceptable under your provisions

I attach two photographs to highlight the effect on my property under the headings of overlooking, loss of privacy and overbearing.

Photo 1...taken from my first floor main bedroom, clearly shows the roof of the existing garage at the same height as my window with an unrestricted direct view.

Photo 2....taken from the garden again gives an unrestricted view of my entire garden and also into the ground floor living areas.

The extent of the Velox roof lights provides uninterrupted overlooking views from all areas of the proposed roof into my property and garden thus resulting in a total loss of privacy.

It could be questioned as to why in such a small floor area that 8 roof lights are included, however, even a single roof light would produce the same intrusion.

On viewing the submitted plans, the roof lights are positioned high in the roof space but not high enough to eliminate the possibility of anyone of reasonable height to view directly out of even a single Velox. It could also be assumed that with the inclusion of a kitchen and bathroom that a later use of the garage area as a lounge would transform this proposal into a permanent one bed residence.

I would therefore request that the planning committee takes note of my objections to this proposed conversion of the garage.



Additional comments from No.13 -

I refer to the above application, my letter of 28th January and the subsequent re-submission of drawings dated 2nd March.

The revised submission removes one Velux roof light and provides for one obscure fixed light to the proposed bathroom to the elevation facing my property

As I live at Nr 13, the total loss of privacy to my rear bedroom and garden has not been resolved by the removal of one Velux...the two remaining roof lights are in precisely the position to directly view into my bedroom window which is at exactly the same height. Also a complete uninterrupted view of my garden and dining area.

The revised submission has not alleviated my concern it must have surely crossed someone's mind the reasoning behind the inclusion of a kitchen, bathroom with a shower for the use of an office, when these facilities are all available a few yards away in the main house. Clearly if this proposal is passed once completed and signed off by building control the garage doors will be replaced by bi-fold doors and a lounge appears to finally complete a one bed dwelling.

I would again reiterate my objection to the proposed alterations to the existing garage.

2. Objection Comments from the occupier of 17 Connaught Road

I live next door at 17 Connaught road (not 17a) and I have no objection to the rear extension on the main house and would support this. I do however object to the garage being converted into living accommodation and in particular to the four roof lights (even when closed or open) that look directly into our lounge, open plan kitchen dining room and bedrooms. We have full length opening bi folding doors in both rooms, the sight line to these doors from roof lights is about ten degrees, plus the distance is only about 5.9 meters. Hence we would be on full view in both rooms losing our privacy we currently enjoy, in addition to this we spend a significant amount of our time in these rooms. Lastly we are concerned about any noise that will be produced from the annex kitchen and from the roof lights which will be open during the summer months. I really hope these matters can be resolved as we have very good relations with our long standing neighbours of over 20 years,

Additional comments from No.17 –

Regarding the revised plans I must point out the inaccurate measurements on the drawing, I have physically taken the measurement and my calculations are approximately 12 meters to view into our dining room/day room and slightly longer into our main lounge (these measurements are to the clear roof lights) the obscure roof light is even closer approximately 11 meters and when open looks directly into the main rooms once again putting us on full show.

The architect has projected his measurements to the centre of the bifolding door which is quite convenient to increase the vision splay and overall distance to our main living rooms we will be in full view at all times this is not acceptable and the privacy we enjoy will totally disappear. Now the drawing has been corrected I see the bathroom is hard up on our boundary with the ventilation fan venting directly onto our land and creating noise.

And lastly after your visit we both realised the main access door to the annex kitchen area is clearly visible from our lounge which I had not previously noticed. I have no issues with the photos you took on your visit being used at any planning meetings which clearly demonstrates the close proximity of the annex to our main rooms as they were taken from inside them, also if the members of planning committee wish to visit our property prior to making a decision they will be most welcome.

I still strongly object to the conversion of the garage into living accommodation on the grounds of.

- 1.Total loss of privacy to our main living rooms due to being overlooked.
- 2.Noise increase,
3. No other back developments on our road,

3. Objection comments from the occupiers of 2 Bedford Road

Following due consideration myself and my husband wish to object to the above mentioned request in particular the conversion of the detached garage to a residential annex based on the following pointers:

1. The garage that potentially could become converted into an annex (dwelling) lies virtually on the boundary line to ourselves and the two adjacent neighbours. Our concerns relate to loss of privacy as the development will overlook our property bringing about considerable loss of privacy and also the closeness of the building to the boundary line will create an overbearing appearance.
2. Due again to the close proximity of the building to the boundaries this could also result or create a noise problem for adjoining properties, currently as a garage there is little or no noise at all.

3. We also have concerns regarding the layout and the density of what is to be included within the building (it was built as a garage). It would appear by looking at the plans that there will still be a garage with a kitchen to the ground floor with a rear door that would open almost up against our rear fence, there is a staircase leading to a living/bedroom area with bathroom, with 8 roof lights built into the roof.

4. To the rear of our garden where the above-mentioned boundaries lie there are a number of trees which create an established appearance to the area. I fear that in due course if planning was accepted that residents of this annex/dwelling could start to object because of their close proximity to the building and that could create problems in relation to local nature conservation.

I write this email with some concern as I feel that the appropriateness of such a dwelling highly inappropriate for where it is situated, and can't help but feel that this is somebody developing a property to their own ends possibly to make money in the future selling it on as a separate dwelling. I therefore hope that you will strongly consider my above reasons for objection.

Additional comments from No.2 Bedford Road–

We live to the rear of the property in question at 2 Bedford Road. As I stated in my previous letter on the 3rd of February and as nothing has changed for our benefit, we still object to this planning/development of the garage (no objection to the main house plans). Our objections are based on the points I made previously it relate:

1. Intrusion of privacy.
2. Potential noise increase.
3. Proximity to the boundaries.
4. Inappropriate positioning of a dwelling.

I enclose some photographs on this occasion to try to demonstrate how close the garage is to the boundary line, and the potential impact on us due to its proximity.



4. Objection comments from the occupier of 4 Bedford Road (T. Golden)

After careful consideration of the information sent to myself I wish to object in part to the planning put forward. The part of the planning I wish to object to is the conversion of the garage to residential dwelling. I wish to object to this because of the following;

- Layout of the building
- Overlooking/loss of privacy/overbearing,
- Noise
- Effect on other buildings in the area
- Traffic /parking provisions
- Previous decisions made on planning submitted

The garage at present stands very close to the border boundary and fence line of the property, this is a garage at present and if converted to a residential dwelling would create more noise.

The proposed plans are to install 8 windows into the tiles roof, this being 4 at the front and 4 to the rear.

The rear windows is where I object to as this would invade our privacy as we are a single storey bungalow. The windows would directly look into our garden, my dining room and bathroom.

This I converted to residential would have extra drain on services such as sewerage and drainage, which is already a problem in the area.

It would also possibly cause extra problems with parking issues, which are a huge problem in the area.

Potentially more congestion if in the future it had a change of use to an extra private dwelling. (back garden development).

My biggest issue is the conversion of the garage and the windows to the rear of the property.

After being informed of the planning application to convert the large garage to a dwelling at the rear of my garden. I would like to enter strong rejection of this development.

Additional comments from No.4 –

I strongly object to the revised plan on the conversion of the garage to annex. As previously stated the garage is in close proximity to my bungalow and is built on the boundary line of the property in question and to the property No2 Bedford Road, with this in mind and as previously stated the property would in converted would be an:

Invasion of privacy due to the installation of roof windows, which would be a total loss of privacy, if the window in the roof were installed

Increase in noise

Would have an impact on the wildlife as we have nesting owls in an owl box in the tree next to the obscure window in the roof

We have no back garden developments in the area

I have no objection to the plans to the main house just the conversion of the garage

I am happy for any person from planning to visit my property to view the building from our view and to see just how close it is and to see how much they would be able to see into our property, and the noise issue it would create in closeness to the joining properties.

5. Objection comments from the occupier of 4 Bedford Road (S. Golden)

I wish to object to this because of the following;

Layout of the building. At present the garage is an overpowering monstrosity which unfortunately had been built prior to us moving into our house. To convert it into a dwelling and add windows to the roof space is an intrusion of my privacy on the grounds of noise and being overlooked. At present I have an owl nesting box in the tree in my garden near the garage (Garage and my tree on the adjoining fence lines.) A Tawny owl is a regular visitor to this owl box and human disturbance will have a detrimental effect on its life. I enclose two pictures, one of the position of the nest box in close proximity of the large garage on the right of the picture and a picture of the Tawny owl on one of its frequent visits to the nest box.(image blown up to see the Tawny). Generally I complain about this conversion into a dwelling causing more urbanisation of our beautiful leafy suburb and back gardens wild life corridor to the countryside, as well as disturbance of my own space.

I object. At present we look out to a tiled roof. With planning there will be windows in the roof space.

I object to being overlooked/invasion of privacy,

I object to the potential for more residential noise.

I object to addition to more vehicles in the area.

I object to disturbance of wildlife habitat/wildlife corridor.

I object to the conversion as it is already too close to the building line of myself and adjoining property and property to the rear of 15 Connaught rd (property in planning application).

I ALSO OBJECT TO THE HOUSE PLANNING ON THE SAME GROUNDS.





Additional Comments from no. 4 Bedford Road (S. Golden)

After being informed that the planning application has been changed. I still strongly object to any alterations to the garage at the rear of 15 Connaught. The overall plan of the rear of adjoining properties is misleading to how much the garage overlooks our properties, No's 2 & 4 Bedford road. I would suggest someone from planning comes out to see how problematic these changes would be.

Also it is nesting season for birds and we have a pair of owls in and out of the nest box at the edge of the garage which I would not like to see disturbed. Another point would be the trees in No2 & 4 would most probably have an effect on the foundations of a living dwelling as well as light issues to a living dwelling\annex .

in a previous objection I enclosed pictures of the said owl box and how close it was to the garage that is in quest for conversion to annex.

The conversion of the garage to annex says installation of windows to the rear of the roof, this will be VERY INTRUSIVE and INVASION OF PRIVACY both the ourselves No4 and no2 Bedford Rd, as those roof window would look directly into our Dining Room and Bathroom, along with looking into No2 kitchen and living room.

The garage is built on the boundary line, and is too close to adjacent properties for this type of conversion.

End of Public Comments