

## Objection to Heritage Foundation Application 33 Parker Close

As owner-occupiers [REDACTED] an adjacent property, we would like to contest the planning application for 33 Parker Close for two reasons:

1. Loss of privacy
2. Proximity to our boundary

### Loss of privacy

The proposed extension will allow the occupants of 33 Parker Close to overlook [REDACTED] back garden and see directly into [REDACTED] kitchen-diner / family area. The extent of this loss of privacy can be seen from figures 1-3 below. Note: The pictures were taken in spring. In winter, without foliage the visibility will be even clearer.



Figure 1: View of side aspect of 33 Parker Close from kitchen-diner / family area of [REDACTED]



Figure 2: Proposed side elevation



Figure 3: Detail of side elevation, showing location of proposed windows.

As the pictures above show, the proposal does not meet the Heritage Foundation guideline: *"Extensions shall not lead to an unacceptable loss of amenity to neighbouring occupiers."*

*Windows in the flank of extensions that cause overlooking shall be avoided".* The proposed extension will result in a loss of privacy as it will allow the occupants of 33 Parker Close to see directly from their proposed kitchen-diner, which will no doubt be a frequently used area of their home, into [REDACTED] kitchen-diner / family area, a part of our home frequently used by [REDACTED]. The window of [REDACTED] downstairs loo will also be visible from the proposed windows. This would result in a significant loss to [REDACTED] privacy and [REDACTED] habits and daily routines may need to be adjusted to take this into account. [REDACTED] back garden will also be overlooked and may also affect [REDACTED] outdoor activities too.

#### Proximity to boundary

The application for 33 Parker Close, we believe, encroaches too close to [REDACTED] boundary. As seen on the aerial view, the current side of the house is level with the rear boundaries for every other property on that road. An extension of 5m towards this boundary will be a significant difference from every other property. This is contrary to the Heritage Guidelines for side extensions (the drawings say this is a side aspect):

*The spacing between individual houses or terraces and the views to the green gardens behind them reinforced the connection between the town and country. The challenge today is to maintain the distance between the neighbouring homes to help retain this character and the open feel ... It is preferable for extensions to be on the rear of the property as these normally have a reduced impact on the character of the context, therefore rear additions shall be explored in the first instance*

It is also contrary to the guidelines for rear extensions (the application is for a 'Single storey rear extension'), "*The space between buildings is an important feature of the whole Garden City and shall be maintained*"



Figure 4: Parker Close rear building line vs. boundary (yellow lines). 33 Parker Close highlighted in red.

It appears that the property was purchased (in Aug 2020) with the intention to immediately extend it. This, we contend, was the wrong property to do this with. Parker Close is already a densely developed area and we believe an extension would make this property overdeveloped. The purchasers of 33 Parker Close could have chosen a property more appropriate for their needs, or one that would be more suitable for extension.

## Conclusion

█████ have shown that this application does not follow the Heritage Foundation guidelines for a Modern Character Area property. There is a considerable impact to █████ privacy and that we believe the siting and scale are not appropriate and will result in an overdeveloped property which does not retain the spacing between buildings.