

3rd March 2022

Planning Services
3N/04
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Dear Nesha

Re: Planning Application Ref 38718/APP/2021/4389- No 11 Thornhill Road

Background

It is noted that following submission of the above planning application, three letters containing comments have been received from occupiers of neighbouring properties. Accordingly, this letter sets out a full written response to all planning issues raised within these comments to assist you in your determination of the application.

It is first important to note that two of the neighbour responses are identical and may be addressed as one.

Letter Ref OWPC82826 and Ref OWPC83411

"The proposed plan of the new two storey structure would block sunlight into my garden and back kitchen/diner in the afternoon and evening and the front garden in the morning. The upstairs would look into the garden and stop any privacy. The upstairs would also overlook the front garden and drive. This would cause a loss of light and privacy to our home. The demolition of the garage will remove a wall between our houses and could cause a movement of ground."

The considered approach to the scheme design is outlined within the cover letter and drawings package which formed part of the original planning application submission. In summary, the massing of the property and its projection to the rear have been carefully designed to have no impact upon neighbouring occupiers.

As confirmed by the proposed site plans which formed part of the submitted drawings package (enclosed at **Appendix 1** for your ease) the proposed dwellinghouse will maintain broadly maintain the footprint of the existing dwellinghouse at ground floor level. Whilst additional massing is proposed at first floor level this has been carefully considered to be set back by approximately 3.2 metres from the ground floor rear elevation. Thereby, allowing the proposed dwelling to broadly maintain the same building line as No 9 Thornhill Road to the north at first floor level.

Furthermore, as also demonstrated on the proposed site plans clear 45 degree views will be maintained from habitable windows of all neighbouring properties. As such, it is not considered there will be any impact on amenity of neighbouring properties by way of overlooking, loss of light or privacy.

All construction works will be professionally carried out adhering to a Construction Management Plan where necessary, as such it is not expected that there will be any disturbance to neighbouring properties during construction works.

In any event, the fear of damage that may or may not arise as a result of construction is not a matter that can be taken into account by the Council in the determination of planning applications given that it is not a material planning consideration. Accordingly, there is no reason, in planning terms, to refuse the application on these grounds.

Letter Ref OWPC83343

"The proposed plans for No. 11 Thornhill Road show windows to the right hand side of the house on the first floor, which faces Bellamy Close. I object to these plans as this would greatly invade my privacy and those at Nos. 31, 29 and 28. The distance between the rear of my home and the side of No. 11 Thornhill Road, which faces my home, is not much, as such the view from No. 11 into my home will be too close and will be an invasion of privacy for me and my family. Please review these plans with a view to removing those windows that face my home & Bellamy Close."

All windows within the first floor side elevations are high level and serve en-suites. Therefore, these are considered non-habitable rooms and may be secured by condition to be obscure glazed.

Conclusion

In conclusion it is considered that there will be no unacceptable impact on the amenity of any neighbouring properties by way of overlooking, overshadowing, loss of light or privacy from the proposed development.

Aside from this letter the application submission is supported by a comprehensive covering letter and drawings package that concludes the proposed scheme is acceptable with regard to key relevant planning, design, biodiversity and highways issues. Accordingly, there is no reason (in planning policy terms) to resist granting approval.

Yours sincerely

A handwritten signature in black ink, appearing to be 'H. Johnson', written in a cursive style.

Harry Johnson

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Planner

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