[redacted]

From: [redacted]
Sent: 08 April 2025 10:09
To: Control, Development (Planning)
Subject: Objection to Proposed Loft Conversion & Internal Layout Changes to 19 West End (Ref: 25/00491/HHFUL)
Attachments: We sent you safe versions of your files; 19 West End Objection (1).pdf

Categories: [redacted]

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Head of Planning Services

Dear Sir/Madam

Re: Planning Application Ref: 25/00491/HHFUL - Case Officer: Olivia Manton

Objection to Proposed Loft Conversion and Internal Layout Changes to 19 West End

We are writing to formally object to the proposed loft conversion and internal layout changes to 19, West End.

We have attached our comments on the above application and would be grateful if you could confirm acknowledgement of these comments.

Many thanks.

Kind regards

[redacted]

[redacted]

Head of Planning Services

Planning Application Ref: 25/00491/HHFUL - Case Officer: Olivia Manton

Objection to Proposed Loft Conversion and Internal Layout Changes to 19 West End

Dear Sir/Madam

We are writing to formally object to the proposed loft conversion and internal layout changes to 19, West End on the following grounds:

LOSS OF PRIVACY

For [redacted] years we have lived in the semi-detached bungalow attached to 19 West End. We have had a totally private garden space, with no overlooking, to the rear of our property in front of our tall laurel hedge and directly outside our main bedroom patio doors, where we have a secluded seating area. This private and secluded outdoor space has been essential to our daily living enjoyment and wellbeing. The proposed changes will introduce direct overlooking from upper-level windows, resulting in a significant and detrimental loss of privacy.

Overlooking from proposed first floor windows

The placement of the first-floor windows in plan WEB/004 facing towards the rear of our garden creates a direct line of sight into the whole of our outdoor space. This is particularly concerning as the upper floor windows provide an elevated vantage point, making the impact of the overlooking more amplified. The proposed development would result in a significant loss of residential amenity through unacceptable levels of overlooking, contrary to standard privacy guidelines for rear gardens.

LOSS OF LIGHT

We fear the height and the proximity of the proposed loft conversion will obstruct natural light entering our bedroom patio doors and hallway door to the rear of our property. This light has been integral to our daily living environment for more than two decades.

OVERSHADOWING

As the plans include a large dormer extension to the rear of the roof, close to our garden boundary, we are concerned that this will significantly reduce sunlight access during key periods of the day, especially as our garden is on the southern side. We especially rely on this for our leisure, e.g. early mornings using the garden patio outside our bedroom doors.

Reduction of natural light

Overshadowing could affect the amount of natural light entering the interior of our home too, especially our hallway door and our bedroom, which would have a direct impact on our residential amenity and could impair the energy efficiency of our home.

Light Pollution

There will be additional patio doors installed to the rear of 19 West End in Plan WEB/004 and potentially bright lighting in the newly installed kitchen right next to our bedroom/patio doors, plus similar potential bright lighting in the bathroom near our shared party wall/directly above our bedroom, which could create light disturbances that affect the privacy and tranquillity of our bedroom/home. This would be a particular problem at night and in the mornings having our bedroom on the ground floor.

LAYOUT (which includes NOISE & SMELLS opposition)

NOISE

Since living here for over 23 years, we have been able to hear conversations and daily activities from next door and vice versa. We are deeply concerned that relocating high-activity areas such as the kitchen and bathrooms to our shared wall will create ongoing and worsening noise disturbances.

Kitchen

1. Loss of Residential Amenity (NOISE & ODOUR Nuisance)
   The proposed relocation of the kitchen to the back of the property, directly against the party wall shared with our bungalow, has big impacts. The party wall adjoins our main bedroom. Kitchens are sources of considerable noise generated by cooking appliances, low frequency appliances such as fridge compressors, extractor fans, washing machines, water pipes, various vibrations and other sources of heat. The other issue that could arise would be persistent and intrusive cooking smells and airborne grease because of having the proposed kitchen window located next to our bedroom patio doors. These issues would all be directly next to our relaxation/sleeping space and impact our comfort/rest and sleep/health.

2. Atypical Design
   Generally, it is unusual for a kitchen to be located adjacent to a bedroom in semi-detached housing. Traditional layouts prioritize minimizing disturbances and safeguarding privacy. Our bedroom is directly adjacent to this wall and could seriously affect our ability to enjoy our home and sleep undisturbed.

3. Lack of Ventilation Detail

The plans do not provide any information about where or how cooking extraction would be handled. Without evidence of an externally vented system that discharges away from our bedroom patio doors or the shared wall, this raises serious concerns about odour and noise nuisance.

4. Fire Risk
   A kitchen next to our bedroom across a party wall poses more of a fire risk.

Bathroom

1. Loss of Residential Amenity (NOISE Nuisance)
   The proposal to locate 2 bathrooms above our bedroom and adjacent to the shared party wall of our semi-detached bungalow will create considerable noise intrusion and will again impact sleep, comfort and privacy (audible sounds and vibrations being transmitted, affecting the sense of privacy on both sides of the wall). Bathrooms generate high levels of noise due to plumbing systems, running water, flushing toilets and extractor fans. These noises may travel through the ceiling and shared wall, especially at night and early mornings when we are trying to sleep.

2. Plumbing Issues
   Bathrooms carry high risk of leaks/plumbing issues. If such problems occur, water could seep through the floor and shared party wall leading to damage in our bedroom, including potential mould and structural concerns.

3. Structural concerns
   Heavy bathroom fixtures and plumbing systems located above sleeping areas may place additional stress on the shared party wall and adjoining structures, especially with plumbing and drainage systems from the bathrooms.

Currently the mirrored layout maintains bedroom-to-bedroom adjacency, preserving tranquillity. The new layout would position active utility spaces adjacent to sleeping areas, fundamentally undermining the liveability of our home.

DENSITY OF BUILDING

Reduced Sense of Separation

The proximity of high-activity areas to our bedroom like those being proposed of the kitchen and bathrooms, could make it feel as though there's less distinction between our living/relaxation/sleeping space and reducing our overall sense of privacy.

DESIGN/VISUAL APPEARANCE

We are concerned about the visual impact of the plans and potential disruption to the cohesive design and character of the neighbourhood.

Disproportionate scale

The scale and massing of the proposed loft conversion, particularly in relation to our semi-detached bungalow, appears excessive and incongruous. It is out of character and proportion with our 70s semi-detached bungalow and will look out of place/will not complement its existing form. We feel this would result in a visual imbalance detracting from the coherence of the area.

For all the reasons outlined above, we respectfully urge the council to reject this application due to the unacceptable impact it will have on residential amenity, privacy, light, noise, design coherence and overall liveability.

We would greatly appreciate the opportunity to discuss these matters further with you in person and invite you to visit our property to view the full impact the proposed development will have on our home, where we have lived peacefully for [redacted] years.

Thank you for your time and consideration. We look forward to hearing your response.

Yours sincerely

[redacted]

19A, West End, [redacted]

08.04.25