

Objection to planning application: 25/01652/S73A

As the owners of the neighbouring property, 1 Winch's Yard, rear of 85, Tilehouse Street, we wish to formally object to the plans set out in application 25/01652/S73A which seeks permission to:

1. Extend the useable terrace area to the full extent of the parapet flat roof.
2. Add a 600mm high privacy screening to the top of the parapet wall along the edges of the proposed additional terrace area.

Please find the concern items in support of the objection as set out below:

1. Overlooking, privacy and noise impact

- a. With the proposed extension of the terrace area to the boundary of 1 Winch's Yard, there is a clear & significant impact to the occupier's privacy. Please see photos provided below to visually highlight this. The terrace in question is already positioned on an elevated level to 1 Winch's Yard and if an extension of this area would be permitted, it would enable occupiers of the applicant property to see directly into both the entire garden space as well as the ground floor windows & doors to the rear of 1 Winch's yard.
- b. There is also reasonable concern in regards to noise control leading to further impact to privacy as well as quality of living conditions. With the proximity of the proposed terrace, occupiers of 1 Winch's Yard are deterred from using outdoor spaces as well as opening doors and windows. During occasions where the extended terrace has been in use, privacy has been so severely compromised that occupiers have been forced to close all blinds and shutters on windows to the rear of 1 Winch's Yard. This includes both the ground floor and 1st floor levels. The impacted windows look out from the living room on the ground floor and a bedroom on the 1st floor which are both highly used spaces of any home.

2. Non-permanent & ineffective solutions

- a. We understand that the applicant property is proposing to mitigate the impact of the extended terrace by installing a 600mm privacy screen around the edges of the terrace wall. We feel this is not a sufficient measure to counteract the concerns for three reasons.
 - i. Due to the terrace being positioned on an elevated level, the height of the proposed privacy screen would not sufficiently prevent overlooking.
 - ii. The proposed measure would not offer any means of noise mitigation from people using the terrace.

- iii. The privacy screens are not a permanent fixture to the build structure and could be removed in the future, therefore presenting a risk to both the current and future occupiers of 1 Winch's Yard as well as other neighbouring properties.

Based on these concerns, we ask the council to reject this planning application and to re-consider the planning conditions around any form of an external rooftop terrace for the applicant property on the grounds of it being positioned in highly built up and populated area where overlooking is already at a heightened risk.

We request the council to take into consideration the severity of which these plans would undoubtedly inflict on the living conditions for occupiers of 1 Winch's Yard, as well as any impacted neighbouring properties.

Finally, if the council agrees with the concerns raised in this objection, we would ask that a permanent structural resolution is enforced that cannot be reversed by any future occupiers of the applicant property.

Sincerely,

Helen Johnson & Thomas East

Image 1: Proximity of terrace and boundary of 1 Winch's Yard



Image 2: View from rear garden



Image 3: View from rear garden



Image 4: View from the interior ground floor rear window



Image 5: View from 1st floor rear of property



Image 6: View from interior of 1st floor rear of property



Image 7: View from full length of rear garden

