

230053

evening,

Please find below my objections for the above planning application.

Kind regards,  
Hugo Moss  
13, old camp road.

My objections are as follows:

### **Pool House**

Objection to the size, height and location of the pool house.

The new pool house is located to the east of the plot, approx 2 metres from the boundary wall, with a height of 4.7 metres at the ridge level. It extends over 21 metres past the main house.

- The pool house is at the same level as the main house, which is approx 800-900mm above the garden level, plus there is a gradual slope down the garden, so this level increases further down the garden. This means that the height of its roof will be closer to 6 metres when viewed at the garden level. This combined with close proximity to the boundary creates overshadowing, especially in the afternoon.
- The roof height of 4.7 metres is excessive for an occasional room. In contrast, neighbouring properties have a height of 5 metres at the eaves level, which means its roof reaches the top of the first floor windows.
- There are numerous windows and doors to the east of the pool house. Even with obscure glazing, when open, due to the height difference they look directly down the garden, which impacts privacy.
- The spill light through the roof windows creates light pollution in the garden.
- The vegetation and trees cannot be relied on to provide screening due to close proximity to the boundary. There will be pressure to prune branches close to the windows and roof windows, plus the roof is covered with solar panels.
- The pool house needs to be relocated away from the boundary wall, in a detached building with a flat roof, at the garden level. This reduces its impact on the neighbouring property.

## **The main house**

Objection to the size, bulk and increase in height towards the east elevation.

The main house occupies a double plot, it is 9.8 metres high at the ridge level on the west elevation, which is gradually reduced to 4 metres on a single level to the east elevation. The nearest house is around 30 metres in the west, and only 4.5 metres to the east.

- The proposed roof is extended in every direction, its depth increased by over 50% across north & south elevations, extended all the way to the east elevation, height is increased across the whole roof by another 600mm, plus chimney height is also increased. This creates an overbearing bulky mass towards the neighbouring properties, and the street scene. It would be out of character with the whole road.
- The proposed roof height is over 2.5 metres above the neighbouring properties. This creates overshadowing towards properties to the east.
- Having a large plot does not justify creating a bulky and oversize building. Numbers 3 and 7 Old Camp are of similar plot size, yet with the same roof height as neighbouring buildings, and sit comfortably at the street scene. They either have a generous gap at the boundary or lower roof line.

Many thanks,  
Hugo Mossahebi