

Swift, Deborah

From: planning.scanning@york.gov.uk
Subject: FW: 21/00010/FUL 48 White House Gardens Prof. James W. B. Moir OBJ

-----Original Message-----

From: James Moir
Sent: 19 January 2021 22:05
To: planning.comments@york.gov.uk
Subject: Regarding 21/00010/FUL

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Dear Elizabeth,
Please find our comments on the planning proposal 21/00010/FUL.

We'd like to register some particular concerns regarding the proposed extension building at 48 White House Gardens.

The proposed extension is 3.33 m tall and 4.3 m long (3.985 m internal dimension beyond the back of the original build, plus a presumed 0.30 m for walls). This single storey build would run up to the boundary with our attached property (number 50). If built, the scale and proximity would cause an excessive and permanent loss of natural light and open aspect in our living room, as well as replacement of an open aspect (trees and sky) with a brick wall through our North-facing kitchen / dining room window.

We understand our neighbours wanting to extend their house, and hope that a compromise design and build can be found. With respect to the current build, we object to the excessive height and length. It is our understanding that an extension built within 2 m of a neighbouring property should normally be no higher than 3 m. This could easily be achieved. The internal height of the proposed extension is 2.583 m, which could be reduced by 30 cm or so to bring this within the normal maximum height for a single storey extension (note: the (perfectly reasonable) height of the ceiling in the kitchen at number 50 is 2.28 m). In addition, there may be ways to reduce the depth associated with the flat green roof, to reduce the build height.

It would be reasonable if the length of the extension adjacent to our house went 3 m back from the original build, but the currently proposed 4.3 m would loom over our property and make our living room dark through the day time. It would be out of scale with the size of property, taking up a significant proportion of the garden. A 3 m extension, as would be a permitted development, is much more reasonable, and in keeping with the size of the properties and their gardens, hereabouts.

Thanks
James
Prof. James W. B. Moir