

**SUPPORTING DOCUMENTATION
PLANNING APPLICATION
22/02117/VAR [GOLDSMITHS PLOT]**

**RESIDENT 1
[Redacted]**

Item 1.

I'm saddened to see that the developer on Goldsmiths site has put in a new variation of the planning application to raise the roof height of the THREE storey block of flats even higher than they have planning for. No doubt they have their excuses and charms to try to play it down, saying it's only 19cm higher than before. It's one storey too many for me to enjoy and any higher only makes it worse particularly in the coming months when any southern light will be blocked to my property.. I would really appreciate the Parish's objection to this variation.

Item 2.

Having just checked through things connected to this variation, in point 2 of your email to me, 'variation involved a reduction of ridge height of new building to 19cm above my building ridge height. In actual fact this is incorrect, the application is actually 78cm higher than my roof and 19 additional cms higher to what they already have permission for. A whole storey higher than I would like !

I also wonder why they have left it until now to raise concerns about flood risk, surely this should have been considered and dealt with at the onset and before planning consent was granted.

**RESIDENT 2
[Redacted]**

Item 1.

I completely understand that several planning applications have caused some confusion, but I just wanted to mention that the latest roof height for the block of flats makes it **78cm taller than the adjoining building** and even taller than our house because the land is higher on that side of Prince Harry road. The taller it is, the more the first and second floor windows will overlook our garden. It's already one story taller than we, and other neighbours, would like. It's 8 windows in total which will directly look down on our garden. It will also block more southern light for next door, which in the darker months will make a difference. Please see attached image which shows what a huge mass of a building they already have permission for, so we really don't want it to be any taller.



Item 2.

Another thing, I've noticed on the latest plans, is a block of bricks in the middle that sticks up higher than the roof line. Please see attached image



RESIDENT 3
[Redacted]

Having gone through to history of submissions and checked the drawings the following is a summary of my understanding

A] Ridge height of neighbouring property
78.31m

B] Ridge height of approved design on 21/02905/FUL
78.90m (0.6m higher than neighbouring properties)

C] Ridge height rejected on 21/01212/FUL
79.5m (which would be 1.2m higher than neighbouring properties)

D] Ridge height requested on 22/02117/VARY
81.57m (which would be 1m higher than design rejected on 21/0212/FUL, 2.67m higher than design approved on 21/02905/FUL and 3.26m higher than neighbouring properties)

Scale of the proposed property is totally out of keeping with neighbouring properties and it is hard to fully understand how a property of this scale can be considered to be sympathetic to the existing properties in Prince Harry Rd and Fieldhouse Close

CLLR BAINBRIDGE COMMENTS

Last year when the application 21/01212/FUL was being considered The Environment Agency made no objections on the condition that 'Finished floor levels shall be set no lower than 71.77 metres above Ordnance Datum'. Anything lower would be at risk of flooding. The finished floor level on this latest application is 71.33metre Above Ordnance Datum, which is 44cm/17inches lower. This makes the ground floor apartments at risk of flooding. The present drawings propose flood proofing to a level of 60cms but this is contra to the Environment Agency's condition and SDC regulations. We should not compromise basic standards at this stage.

The height of the adjoining property ,taken from their plans, is 78.32 AOD, the height of the proposed building 79.18 AOD the difference being 86cms/ 33.3/4 inches. Which is much higher than originally proposed. The previously approved height was 78.90AOD,the new proposed height is an extra 19cms higher; that makes it 86cms higher than Summer Cottage which is unacceptable!

The JPC objected to the scale ,mass and overbearingness of the apartment building previously and this is now an even higher block in an area of two story housing.

[Clerk's Note: 21/01213/LBC appeal in progress]