

Ref: APP/2301043

For the attention of: Ms Ikrame Essalih

We write in capacity as owners of (redacted) and strongly oppose the above proposal on the grounds presented.

Properties 19-22 Bath Road are in a single block, where previously approved rear extensions have been in-keeping and with respect to neighbouring properties. This proposal seeks to materially alter and exceed the current rear boundary – a position that would adversely impact on the rear outlook and change the perspective of the block.

An extension 2.7 metres in total in length that aligns to the rear boundaries of properties 19-22 is considered appropriate and acceptable. To extend beyond by a further 3.3 metres is excessive.

Reference to 'precedent set' relates to properties 37 & 38 Bath Road. These properties are not part of the same development, they are of a different size and design, and are not a comparable for the purpose of this application.

The roof height at 3.0 metres also does not align with properties in the block and would materially change the rear perspective, both in design and outlook. One of the same height and angle would be more appropriate.

In summary, we oppose the scheme on the following basis:

- a) The design and character of the extension is not in-keeping with properties in the block and the wider 1-22 Bath Road development.
- b) The size is significantly larger than those in the current block and will materially impact both in appearance and outlook of neighbouring properties.
- c) Approval would set a new precedent.

Should a proposal in-keeping and with respect to neighbouring properties be proposed, this is something that we would consider acceptable and support.