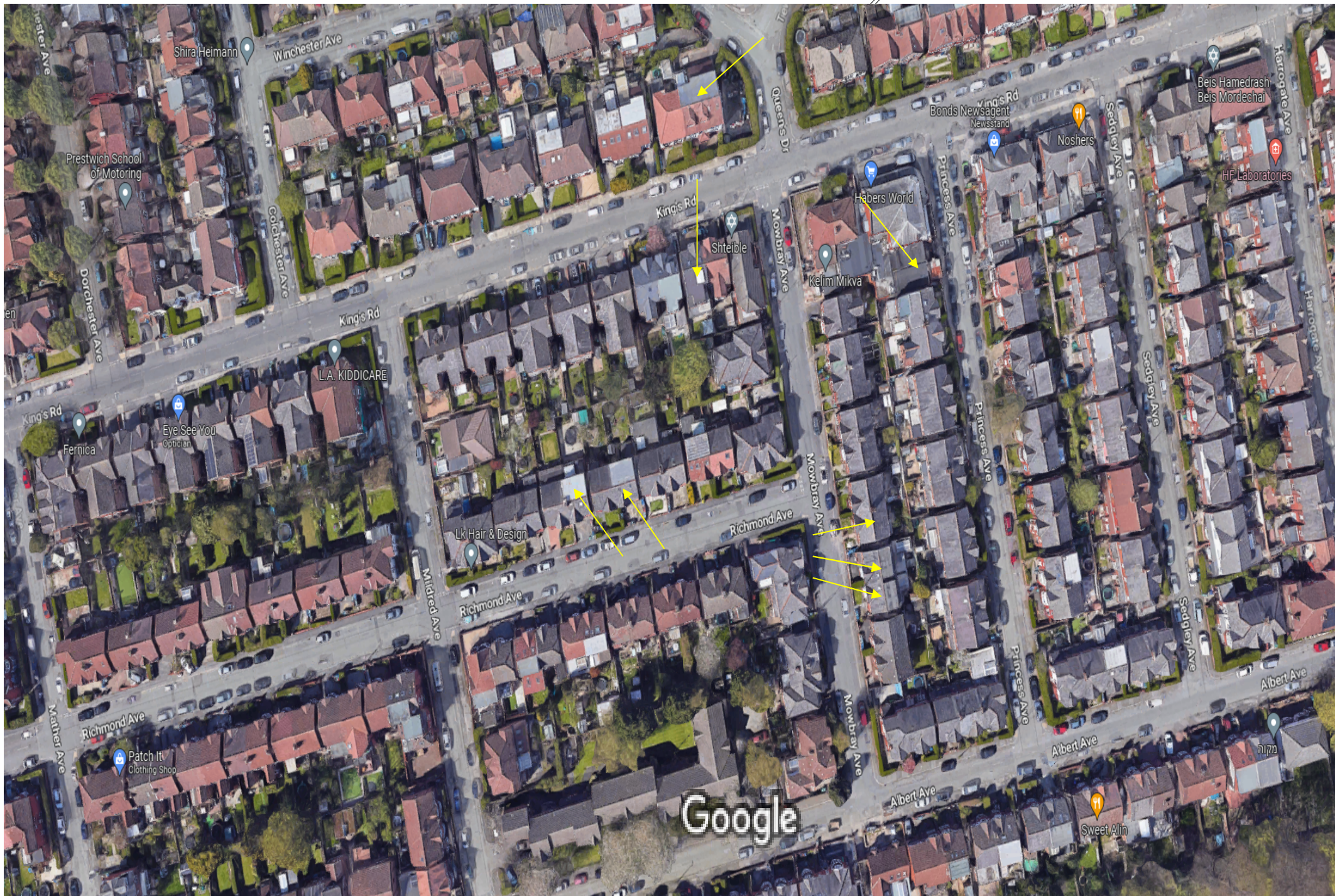




Statements of Case RE: 6 Mowbray Avenue

APP/T4210/D/23/3319920 (69341)

In the delegated report, there have been a number of observations which have been clearly demonstrated as inaccurate or incorrect:

1. The planning officer comments about Visual Amenity: It would seriously disrupt the symmetry of the pair of semis on this corner plot and create an incongruous and visually detrimental feature within the wider streetscape.

My response: We have specifically demonstrated the streetscape elevation in our proposed drawing that clearly show how neatly my loft conversion would blend in with perfect symmetry and in fact gives the street a nice fresh look, thus being an attractive piece of art, which will enhance the surrounding dwellings accordingly!

2. The planning officer comments about: There are no large box dormers that are viewable within the immediate vicinity.

I specifically invited the planning officer to meet me on site which he has declined to do, as I wanted to point to the multiple box dormers that are popping around in all directions of my abode. The latest one just finishing their refurb project directly opposite my house – Number 11 Mowbray, while the 2 houses next to that have large box dormers @ numbers 13 & 15.

My response: My house faces Richmond Avenue and there too are multiple large box dormers such as numbers 53, 54, 55, and there are many others that can be seen in reasonably close proximity.

3. The planning officer comments about: The impact would be that of creating an overly fussy, discordant, and dominant extension to the detriment of the appearance of the host property and the prevailing character and appearance of the street-scene.

My response: There was no issue with the 2 front dormers on a prominent central corner plot at 47 Kings Rd M25 0LN or the enormous rear box dormers at 2 Princess Ave, M25 0LG -both of these being within a minute walk from my home and have not got any special circumstances, as opposed to my application which was clearly specified at our discussion during the Preapp stage that my family situation would play a great role in the decision making of the application!

4. The planning officer comments about Special Needs of Disabled Persons: This must be balanced against the significant harm that would be caused by the proposal to the character and appearance of the area.

My response: The neighbors all received a consultation and even mentioned how excited they were about the prospected project. We had only positive and supportive comments and feedback, so there is no way that our serious health can be disregarded and wiped away due to the disregarding comments like "it would be seriously detrimental to the visual amenities of the area." It was clearly specified above that the family's health clearly outweighs a so-called visual amenity which was very vividly explained that has nothing to pose any threat nor damage.

5. The planning officer comments about Parking and Access: The dwellinghouse no longer has any parking within its curtilage and this would not change.

My response: Being at a corner plot gives us the luxury of safe space for around 4 cars parked on the street plus our driveway which has room for our 12 & 9 seater vehicles simultaneously. Summary: The above demonstrates how little the planning officer has taken the real-actual facts into consideration, which is why I oppose his decision and appeal to have it positively overturned especially after this entire project was fully approved just last year!