

15 June 2017

Please reply to:
The Hermitage
Park View Road
Woldingham,
CR3 7DJ

Mr Adam Mehmet
Planning Department
Tandridge District Council
Station Road East
Oxted Surrey
RH8 0BT

THE WOLDINGHAM ASSOCIATION LTD
LIMITED BY GUARANTEE
REGISTERED IN ENGLAND No 65085



WOLDINGHAM
ASSOCIATION

Dear Mr Mehmet,

We are writing to comment on 2017/903/NH, the proposed single storey rear extension measuring 8 metres deep with a maximum height of 4 metres and an eaves height of 3 metres at 48 Hilltop Walk, Woldingham CR3 7LG.

We have studied the drawings and the Appeal Decision Letter for 38 Hilltop Walk (3156669) where the Inspector dismissed the Appeal because it would *be harmful to the living conditions of the occupiers of the adjoining dwelling, by reason of the loss of outlook.*

In this case, the Inspector was concerned about the introduction of considerable built form alongside the boundary and the replacement of glazing with facing brick and tile roof which would give *rise to a markedly more solid appearance to the new extension. For these reasons, there would be an adverse overbearing impact on the occupiers of the neighbouring property using their garden.*

While we recognise that this is a different site, the proposal introduces considerable built form extending outward onto a steeply sloping site where no built form currently exists. This means that existing direct and oblique open outlooks currently enjoyed by the neighbouring dwellings may be partially or fully blocked by the proposal. In addition, the proposal may introduce overlooking into front and rear gardens of the neighbouring dwellings, again because of the complex topography and the non-standard siting of the adjoining dwellings and gardens.

Existing trees and hedges can be removed at any time, and so they cannot be relied on to mitigate any harm arising from the proposal.

Therefore, we ask that careful consideration be taken of the topography and alignment of the neighbouring dwellings and their gardens when assessing the possible harm arising from the proposal.

Thank you for the opportunity to comment.

Yours Sincerely,

Gina Miscovich
On behalf of The Woldingham Association

Woldingham
Association