



The house is in a conservation area.

As per the Heritage statement:

"Thornhill Road is part of an area that values its historical heritage. There may be listed buildings or conservation areas nearby, which help to preserve the architectural integrity and cultural significance of the neighborhood. This contributes to the distinct character and charm that makes Thornhill Road a desirable place to live".

Having lived in the adjoining property for approximately 20 years I know the area well and still visit [redacted] weekly, who still lives there.

Everybody is entitled to develop their property provided it complies with all regulations and is done within the spirit of the surrounding properties and area.

In the applicants statement, it says: "It's worth noting that several houses in the vicinity already feature dormer windows, which means this addition will blend seamlessly with the existing architectural landscape. Consequently, the proposed dormer will not impose any additional impact on the surroundings, maintaining the aesthetic and structural integrity of the neighborhood.

The plans show it will not blend in seamlessly: the windows / door are extremely large PVC. They are totally out of keeping with any other dormer extension. It does not maintain the aesthetic and structural integrity of the neighbourhood. There is also no other extension on Thornhill Road that uses outside doors as part of the dormer. It does not indicate there is a balcony so why use doors?

In the Heritage Statement it also says

"Victorian and Edwardian Influences: Many of the properties exhibit classic Victorian and Edwardian design elements, such as bay windows, ornate brickwork, and gabled roofs. These homes often boast intricate detailing, including decorative cornices and terracotta tiles, which add to their timeless appeal.

This property definitely does display typical Victorian and Edwardian design elements and the extension does not include anything resembling intricate detailing and totally disregards it's timeless appeal.

There is no need for the large dormer; Velux windows could be used so the design of the rear is not totally changed and made to look out of place in a conservation area which I am sure you would agree if a site visit was made.

I know there are guidelines to privacy but the sheer size of this construction and the windows / doors/ glass will impact several neighbouring properties.

I am also concerned about the work, noise and disruption this would cause to [redacted] property and roof. Dormers in the surrounding area do not border their neighbours property. The dormer goes right up to the adjoining property so roof tiles on [redacted] property would need to be disturbed. It's not just a simple extension but looks like it is facilitating a totally separate self-contained unit.

I also think it is very disrespectful of the applicant to add a change to the application by adding a window that overlooks 15 Thornhill Road on 13th January 2025, given the planned date for comments end January 16th. This period should be extended given the late changes, so that the owner of 15 Thornhill Road is made aware of the changes and can comment accordingly, if they so wish.

In summary, I don't believe a modern extension of this magnitude could be approved in its current form on a Victorian property in a conservation area.