



Please reply to:

34 Wellington Road
Northfields
Ealing
W5 4UH

Planning Services
Ealing Council
Perceval House
14-16 Uxbridge Road
Ealing
W5 2HL

11th March 2015

Dear Sirs,

Planning Application P/2015/0154
Full Plot Length Rear First Floor Extension
at 282 Northfield Avenue, Ealing, W5 4UB

I would be grateful if you could pass this letter to the officer who is handling this application as their name is not shown on the Council's website.

I write on behalf of our residents' association in respect of the above planning application.

Our residents' association has considerable concerns over the construction of first floor extensions on the rear yards of mixed use premises where these rear yards adjoin residential neighbourhoods.

In this instance the applicant is proposing to construct a first floor rear extension which will extend for the full depth of the rear yard and existing ground floor extension behind 282 Northfield Avenue.

In principle we believe that this application should be rejected.

However, we have viewed the site from the rear alley which opens onto Blondin Avenue and note the following:

- There already appear to be full depth first floor rear extensions behind the neighbouring property of 280 Northfield Avenue and its adjoining property of 278 Northfield Avenue. We have searched the Council's planning website and cannot locate any references to either application. We are unclear as to the planning status of these two first floor extensions.
- The first house in Blondin Avenue, no. 2, has been extended at the rear. This means that the proposed alley-facing windows to the rear first floor extension of 282 Northfield Avenue are unlikely to cause any loss of amenity to the residents of 2 Blondin Avenue.

EFRA OBJECTION TO PLANNING APPLICATION P/2015/0154 - 282 NORTHFIELD AVENUE

Subject to the legality of the rear first floor extensions behind nos. 280 and 278 we can see minimal, if any, incremental harm from the proposed first floor rear extension to 282 Northfield Avenue.

We note from the submitted drawings that the applicant is proposing to:

- Retain the open yard behind 284 Northfield Avenue, which forms part of their property, and,
- Not install any side windows at the first floor level in the first floor extension behind 282 Northfield Avenue.

We welcome both of these initiatives and suggest that they should be documented as planning conditions in order to protect the amenity of the existing and future occupants of the neighbouring properties.

Yours Sincerely

James Guest

Ealing Fields Residents' Association
Committee member with responsibility for Planning Matters