

As a flat owner on the ground floor of No 12 Tolmers Gardens (Flat 3), and a former owner of No 11, please bear in mind my comments when considering the application. I do understand the developers need for a viable scheme and have discussed the proposals with him, but I do have some valid comments.

- 1) This is shown as a 4 unit development with the suggestion they are 1 bed apartments. Clearly by the sheer size of the units, and considering the indicated layout, they are at least 2 bed properties and the first floor could be a 3 bed. This is achieved by a bulky rear addition more than doubling the footprint of the existing and, with the loft conversion included, increasing the overall floorspace by an even greater percentage. My concern, which I expressed to the developer, is one of bulk and the impact of light against my apartment. I am on the ground floor on the east elevation of No 12 with a window on that elevation which will be negatively influenced by the bulk of the new rear addition. Currently light floods in from the east in the morning, providing much needed natural light to the inner parts of my apartment and this only changes from noon when the afternoon sun shines in from the south. I fear the morning light will be seriously impeded.
- 2) On a further point concerning the bulk I also question the impact on services and car/visitor parking of four large 2 or 3 bed apartments.
- 3) When the development of No 12 occurred the planning approval required the inclusion of the 'amenity land' at the rear of No11. I note that same parcel of land is now intended to be amenity land for both No 11 and No 12 whereas I was originally under the impression that would be required, and would remain, for the exclusive use of No 12 residents.
- 4) A common pathway is shown between No 11 and 12 from front to back The section for the rear half of the east elevation of No 12 (just under 2m wide approx. and from the projection shown on the plan to the rear of the block and my decking area) is within my title and cannot be included as part of that common path.
- 5) The refuse area is shown right next to the end of my decking which is clearly not acceptable and the developer is aware of that.

