[redacted]
Sent: Wednesday, January 15, 2025 5:07 PM
To: Development Control <developmentcontrol@derby.gov.uk>; [redacted]
[redacted]
Subject: Planning Application 24/01779/FUL

Dear [redacted]
Please below details of [redacted] objection to the above planning application at 157 Rykneld Road, Littleover. Derby. DE23 4AL

The overall projection of the extension is 8.7m from the original rear wall and in proportion to the front to back of the original house effectively doubles the length of the property which is too long when "permitted development" is 3m.
The length is more than 45 Degrees Rule allows and will have an overbearing impact on the view, right of light and over shadow the property..

The proposed extension would involve removing the shared hedge, which on the plans states that no hedge will be removed. [redacted] if the application proceeds these views will disappear whilst also having an overbearing impact on [redacted] amenity space, view and light.
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The flat roof height of the extension is detailed on the planning application at 3.03 metres, considerably higher than currently existing 2.7m height which slopes backwards from the existing extension. There is also some suggestion that the roof may go an extra 40cm higher due to additional insulation require to conform to current building regulations making the proposed extension higher.
Taking into consideration the height and length of the proposed extension I firmly believe it would have a profound and overbearing effect of looking at a very long and high brick wall, giving a negative and detrimental environment .
[redacted]