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**Re: Application Reference 143666/FO/2025 - further (with apologies for later additions)**

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From [REDACTED]  
Date Thu 11/09/2025 09:25  
To David Lawless [REDACTED]

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Dear David

I am writing to OBJECT to the proposals as they represent poor quality accommodation and overdevelopment of the site and are out of context and keeping with the Conservation Area.

The accommodation provided is of poor quality below that which council, neighbours and students should expect, also with the potential for attracting short term or transient occupants other than students into poor quality housing. The reliance on roof and skylights will lead to poor living space with inadequate daylighting and further reliance on permanent electric lighting and increased energy consumption. There is a likelihood of overheating leading to further excessive energy consumption and/or a high risk of noise nuisance from predominantly open windows in the summer.

There is significantly increased risk of light pollution from roof lights from both pitched roofs facing neighbours and flat roofs, detrimental to the amenity of immediate and local properties as well as to birds and wildlife, especially given extended student hours.

The proposed development is more than alterations to roof but rather the addition of an extra floor. Raising the roof, providing flat roofs and altering the roof pitch will be bulky and exacerbates the existing building's dominance and the effect of its close proximity to neighbouring homes.

The additional roof lights will increase overlooking of adjacent properties and risk ready conversion to dormers in an uncontrolled way. The communal areas are also at risk of ready and uncontrolled conversion to additional accommodation, exacerbating the over development of the site.

Waste Management provision is already inadequate giving rise to health and nuisance issues, with little option to make better on such a tight site and exacerbating the impact of over development on the Conservation Area and surrounding properties. The proposals would place increased pressure on parking in the area and further nuisance to neighbours.

Without further and detailed consideration and careful execution of the works, it is likely that the trees that contributed so much to the local environment will be lost in the associated works to the front wall.

Increases in student numbers or short term housing are better accommodated in quality housing or designated sites and areas in accordance with council policy, where such applications can properly address all the issues and consented development can effectively manage detrimental impacts on the community and infrastructure.

Yours sincerely

[REDACTED]

[REDACTED]

On 11 Sep 2025, at 09:09, [REDACTED] wrote:

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The accommodation provided is of poor quality below that which council, neighbours and students should expect. The reliance on roof and skylights will lead to poor living space with inadequate daylighting and further reliance on permanent electric lighting and increased energy consumption. There is a likelihood of overheating leading to further excessive energy consumption and/or a high risk of noise nuisance from predominantly open windows in the summer.

Given student hours, there is significantly increased risk of light pollution from roof lights from both pitched roofs facing neighbours and flat roofs, detrimental to the amenity of immediate and local properties as well as to birds and wildlife.

The proposed development is more than alterations to roof but rather the addition of an extra floor. Raising the roof, providing flat roofs and altering the roof pitch will be bulky and exacerbates the existing building's dominance and the effect of its close proximity to neighbouring homes.

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Yours sincerely

[REDACTED]

[REDACTED]

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On 11 Sep 2025, at 08:57,  
wrote:

[REDACTED]

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Yours sincerely

[Redacted signature]

[Redacted name]

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