

Neighbour letter from 54 Nichol Road received 12/03/2024

In our opinion this application tries to balance the desire of the applicants for more space with the general and supplementary planning policies for the Nichol Road and the immediate area.

The supplementary planning policies place particular emphasis on the openness of the frontages and the corner plots where other roads, such as Gordon Road which is relevant to this application, joining Nichol Road. In this regard it seems important that any proposal does not overly alter the existing balance of the corner to the north and south nor should it detract from the amenity of the corner via dominance, massing etc. The current application pushes this interpretation pretty hard as it does increase the height of the dwelling on the north side and in doing so impacts the amenity of the immediate neighbour in Nichol Road (No. 10). The reasons are understandable; to gain the accommodation space without overly increasing the footprint.

Given this while we might prefer a slightly lower roof ridge to reduce dominance and massing on the corner we do not object to this application