

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
GU34 5EX

Justine Aldersey
Development Management
Place Department 6th Floor
Bernard Weatherill House
8 Mint Walk
Croydon CR0 1EA

7 March 2018

Dear Ms Aldersey,

Planning Application: 18/00648/HSE – 175 Upper Selsdon Road, South Croydon, CR2 0DW
Retention of existing raised patio and children's play equipment.

I **object** to both the extent of the raised patio and the height of the children's play structure.

I wish to endorse [REDACTED] concerns regarding the alterations and additions to the rear of [REDACTED] neighbour's house at [REDACTED], Upper Selsdon Road, South Croydon.

Prior to the change of ownership of this property, [REDACTED], had begun redesigning [REDACTED] own rear garden, and had spent considerable time and expense erecting fencing which was both practical and aesthetically pleasing to both properties. Unfortunately, the construction of an extension and an enlarged, elevated patio area to the rear of the neighbouring property has deprived [REDACTED] of the privacy [REDACTED] previously enjoyed and continued to seek.

I was aware of this when I visited last summer. Sitting on [REDACTED] terrace, or in the garden, one was conscious of being very much 'on view,' even though [REDACTED] had, reluctantly, raised the height of [REDACTED] fencing next to [REDACTED] new patio. Furthermore, the extremely tall play structures at the other end of the neighbour's garden added to the effect of being inescapably overlooked.

Because of the lack of privacy, it is no longer possible for [REDACTED] to enjoy [REDACTED] garden or comfortably spend any time there. I fear the landscape project [REDACTED] began before the new neighbours arrived will now never be completed – which is a pity!

Yours faithfully,

[REDACTED]

CR2 0DW

CROYDON COUNCIL
Development Management

BY EMAIL

5th March 2018

Dear Ms Aldersey

18/00648/HSE - 175 Upper Selsdon Road South Croydon CR2 0DW
Retention of existing raised patio children's play equipment.

We wish to **object** to this development.

We have had sight of the initial objection from [REDACTED] (1st March 2018) and concur with [REDACTED] comments regarding the inaccuracies within the submitted documentation.

We have also had sight of various photographs of the development, taken from the adjacent properties, [REDACTED] and [REDACTED] Upper Selsdon Road.

Raised patio

We know how much effort went into designing the original fence between numbers [REDACTED] and [REDACTED], since [REDACTED] helped [REDACTED] erect it along with the similar fence between our property and [REDACTED]). As with 'ours', [REDACTED] took great care to install a fence that was only high enough to give privacy (both ways) and which left a 'good side' facing both properties.

We are aware that [REDACTED] has been very upset by some of the work carried out to [REDACTED] and that [REDACTED] has already felt the need to make changes to [REDACTED] fence [REDACTED], in an attempt to regain some of the privacy lost due to the work to extend the rear of [REDACTED] that has been carried out since late 2015.

We know that there were originally steps down from the [REDACTED] patio to the lawn, adjacent to the boundary with [REDACTED], which set the patio back some distance and helped reduce the overlooking into [REDACTED] garden. Although the new, extended patio is set back from this boundary it is to nothing like the same distance. What is even more concerning is that the other side of the patio, adjacent to [REDACTED], is hardly set back at all and is even higher.

We believe that the patio has been extended too far into the garden and given its height is too close to the boundaries, thereby causing unacceptable overlooking (loss of privacy) to the occupiers of both numbers [REDACTED] and [REDACTED] Upper Selsdon Road.

Children's play equipment

This piece of equipment is just too large (especially too high) for this garden.

The height of the platform means that the feet of children using it would be at the same level as the boundary fences, which creates the potential for even more overlooking (loss of privacy) and nuisance. The impact on number [REDACTED] in particular is clearly unacceptable.

We also think that the large, yellow slides are unsuitable for this location. We can see them from our property and they must be really quite obtrusive from the properties closer-by.

Yours sincerely,

[REDACTED]

Building Dimensions

Platform Dimensions



A Overall Width (including ladder and overhang) = 5'3" / 1.595m

B Overall Depth (including tower) = 5'7" / 1.695m

C Ridge Height (including tower) = 6'10" / 2.091m

D Eaves Height (including tower) = 5'6" / 1.684m

E Tower Width = 4'2" / 1.260m

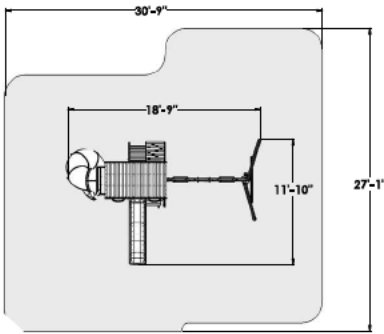
F Platform Floor Height = 2'2" / 0.650m

G Clearance Under Tower = 1'11" / 0.595m

BillyOh Bunny Max Tower Playhouse with Slide

TWIN MOUNTAIN LODGE – F25700E

INSTALLATION AND OPERATING INSTRUCTIONS



WARNING To reduce the risk of serious injury or death, you must read and follow these instructions. Keep and refer to these instructions often and give them to any future owner of this play set.

Manufacturer contact information provided below.

OBSTACLE FREE SAFETY ZONE - 30' 9" x 27' 1" (9.37 x 8.23 m) area requires Protective Surfacing. See page 3.

MAXIMUM VERTICAL FALL HEIGHT - 6' 7" (2.01 m)

CAPACITY - 12 Users Maximum, Ages 3 to 10; Weight Limit 110 lbs. (49.9 kg) per child.

RESIDENTIAL HOME USE ONLY. Not intended for public areas such as schools, churches, nurseries, day cares or parks.



For Outdoor Family Domestic Use Only



9405700E Rev 11/23/2015

Cedar Summit
c/o ©Solowave Design L.P.
Mount Forest, ON Canada
N0G 2L0

www.cedarsummitplay.com
support@cedarsummitplay.com
Customer Service
1-877-817-5682 (toll free)
1-519-323-2258

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List of Neighbours/Comments for Application Number: 18/00648/HSE (as at 26th April 2018)

Site Notice Posted Date: - Expiry Date

Case Officer: Justine Aldersey **Proposal:** Retention of existing raised patio and children's play equipment **at:** 175 Upper Selsdon Road
South Croydon
CR2 0DW

<u>ADDRESS</u>	<u>DATE</u>	<u>EXP DATE</u>	<u>RECVD DATE</u>	<u>HOW RECVD</u>	<u>TYPE OF REPLY & COMMENTS</u>
████████████████████ CR2 0JN			06/03/18	Public Access	Objects to the Application

List of Neighbours/Comments for Application Number: 18/00648/HSE (as at 26th April 2018)
Site Notice Posted Date: - Expiry Date

Dear Ms Aldersey

18/00648/HSE - 175 Upper Selsdon Road South Croydon CR2 0DW

Retention of existing raised patio children's play equipment.

I want to object to this development.

Raised patio

Much effort went into designing the original fence between numbers [REDACTED] and [REDACTED] since [REDACTED] helped [REDACTED] erect it. [REDACTED] took care to install a fence that was only high enough to give privacy (both ways) and which left a 'good side' facing both properties.

[REDACTED] has been very upset by some of the work carried out to [REDACTED] and that [REDACTED] has had to make changes to [REDACTED] fence [REDACTED], in an attempt to regain some of the privacy lost due to the work to extend the rear of [REDACTED] that has been carried out since late 2015.

There were originally steps down from the [REDACTED] patio to the lawn, adjacent to the boundary with [REDACTED] which set the patio back some distance and helped reduce the overlooking into Mr Whiteside's garden. Although the new, extended patio is set back from [REDACTED] boundary it is to nothing like the same distance (around 3 metres closer). What is even more concerning is that the other side of the patio, adjacent to [REDACTED] is hardly set back at all and is higher.

The patio has been extended too far into the garden and given its height is too close to the boundaries, thereby causing unacceptable overlooking (loss of privacy) to the occupiers of both numbers [REDACTED] and [REDACTED] Upper Selsdon Road.

Children's play equipment

This piece of equipment is just too large.

Yours sincerely

[REDACTED]

CR2 0DW

07/03/18

Email received

Objects to the Application

List of Neighbours/Comments for Application Number: 18/00648/HSE (as at 26th April 2018)
Site Notice Posted Date: - Expiry Date

Attachment in DMS

From: [REDACTED]
Sent: 07 March 2018 10:52
To: Justine Aldersey <Justine.Aldersey@Croydon.gov.uk>; Development Management <Development.Management@croydon.gov.uk>
Subject: Fwd: 18/00648/HSE - 175 Upper Selsdon Road South Croydon CR2 0DW

Dear Ms Aldersey,
Please find attached our OBJECTION to the above application.
Yours sincerely
[REDACTED]

[REDACTED]	08/03/18	Email received	Objects to the Application
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Attachment in DMS

From: [REDACTED]
Sent: 07 March 2018 13:45
To: Justine Aldersey <Justine.Aldersey@Croydon.gov.uk>
Subject: Fwd: 18/00648/HSE - 175 Upper Selsdon Road South Croydon CR2 0DW

Dear Ms Aldersey,
Please find my OBJECTION to the above application attached.
Yours sincerely
[REDACTED]

[REDACTED] [REDACTED]	07/03/18	Public Access	Objects to the Application
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I object to a patio and play equipment being installed where both these structures are 3m high and the fences are restricted to 2m. This results in the neighbouring gardens being overlooked causing serious loss of privacy. This affects both [REDACTED] and [REDACTED] Upper Selsdon Road.

List of Neighbours/Comments for Application Number: 18/00648/HSE (as at 26th April 2018)
Site Notice Posted Date: - Expiry Date

■■■■■■■■■■ CR2
OLL

07/03/18

Public Access

Objects to the Application

For the attention of Ms Aldersey

Ref: 18/00648/HSE
175 Upper Selsdon Road South Croydon CR2 0DW
Retention of existing raised patio / children's play equipment.

I wish to object to this development.

Having had sight of the initial objection from ■■■■■■ at number ■■■■ (1st March 2018) I would concur with ■■■■ comments regarding the inaccuracies within the submitted documentation.

I have also had sight of various photographs of the development, taken from the adjacent properties, ■■■■ and ■■■■ Upper Selsdon Road.

Raised patio

I am aware that ■■■■■■ has been very upset by some of the work carried out to ■■■■ and that ■■■■ has already felt the need to make changes to ■■■■ fence ■■■■■■, in an attempt to regain some of the privacy lost due to the work to extend the rear of ■■■■ that has been carried out since late 2015.

It seems that there were originally steps down from the ■■■■ patio to the lawn, adjacent to the boundary with ■■■■, which set the patio back some distance and helped reduce the overlooking into ■■■■■■ garden. Although the new, extended patio is set back from this boundary it is to nothing like the same distance (around 3 metres closer). What is even more concerning is that the other side of the patio, adjacent to ■■■■, is hardly set back at all and is even higher!

I would suggest that the patio has been extended too far into the garden of ■■■■, and given its height is too close to the boundaries, thereby causing unacceptable overlooking (loss of privacy) to the occupiers of both numbers ■■■■ and ■■■■ Upper Selsdon Road.

Fixed Children's play equipment

This appears to be too large for this garden, and the positioning is unsympathetic to the privacy of the neighbours.

The height of the platform means that the feet of children using it would be at the same level as the boundary fences, which creates the potential for even more overlooking (loss of privacy) and nuisance. Number ■■■■ appears to be particularly impacted by this.

List of Neighbours/Comments for Application Number: 18/00648/HSE (as at 26th April 2018)

Site Notice Posted Date: - Expiry Date

[REDACTED] CR2 12/02/18 07/03/18
OLP

[REDACTED] CR2 12/02/18 07/03/18
ODR

[REDACTED] 12/02/18 07/03/18
CR2 0DW

[REDACTED] 08/03/18 Email received
[REDACTED] Email received
Objects to the Application

Letter in DMS

Dear Ms Aldersey,
Please find attached my further objection to the above application.
Yours sincerely
[REDACTED]

Letter Saved into DMS Letter in DMS

18/00648/HSE - 175 Upper Selsdon Road South Croydon CR2 0DW

Dear Ms Aldersey,
Please find attached my initial objection to the above application.
Yours sincerely
[REDACTED]

Case Officer: Justine Aldersey

List of Neighbours/Comments for Application Number: 18/00648/HSE (as at 26th April 2018)
Site Notice Posted Date: - Expiry Date

Contributors/Neighbours Summary

Neighbours Notified:

4

Reps Received:

6

Against:

6

Comment:

0

In Favour:

0