

19/802/P10 Rev A Objections

The original planning application APP/19/00982 planning officer's report says:

7.10 The side extension would extend the eastern elevation of the property. This would come closer to the eastern boundary adjacent to No.22 St Helen's Road which is defined by a 1.8 metre high fence. There are no windows proposed on the eastern side, therefore it would not cause any issues of overlooking. Furthermore, along the western elevation of No. 22 there are no windows on the first floor, therefore the proposed development would not obscure the property's views.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

We object to the revised plans under APP/23/01010 on two aspects:

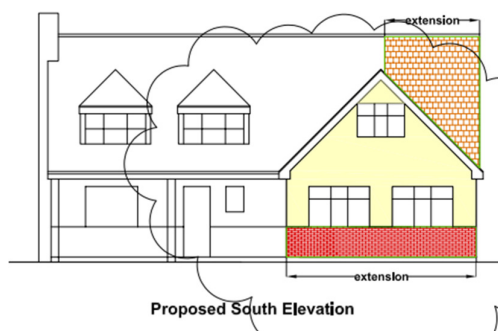
1. A dormer window has been built on the eastern elevation which directly overlooks the patio area and rear garden of 22 St Helen's Road and this does cause privacy issues. Had this been in the original plan then objections would have arisen.

The developers have sought to mitigate this by installing frosted glass, but it is barely frosted, and we can see more than the outlines of naked people when in our sunroom or garden. In addition, a full-length opening window has been installed as part of the dormer window and when opened looks directly on to our property.

This dormer extension does have a direct impact on 22 St Helens Road and we object to it.

2. The proposed south elevation in APP/23/01010 clearly shows that the front east extension is inset towards the west and not in line with the existing eastern house wall.

Instead, the extension has been built as a continuation of the existing eastern house line and the bottom of the east side of the new roof now overhangs the boundary of 22 St Helens Road. Once the guttering is installed this will further overhang.



From APP/23/01010 – showing indent to east of house wall.

See photographs below for overhang.

We object to this change to the original plans as it encroaches on our boundary.

Photographs showing overhang:







