

**130 Southwood Road - Dormer roof extension and alterations to balcony.  
APP/23/00827 - OBJECTION**

Proposed Dormer **should be REJECTED** as it compromises the neighbour's property to the West affecting Daylight, Privacy and Outlook.

Dormer extension West changes the roof line from an angle to a square box one meter from the boundary with major impact on Daylight, Privacy and Outlook for the property to the West and **exceeds terrace PD 40m3 rules**.

**A: Reduced Daylight to the West.**

**A1)** The existing west sloping roof provides daylight and direct sun light from the east rising sun to past midday.

- a. The Proposed Dormer square box sides one meter from the boundary will **block sunlight until almost midday**. Effect on daylight is seriously compromised by **Dormer SHADOW effect**.

**A2)** Visibility of the sky with the existing west side sloping roof can be seen through approximately 45 degrees from the west side.

- a. Proposed dormer **reduces the approximate 45 degrees of sky visibility to approximately 9 degrees of sky**. Effect on daylight and quality of light is seriously compromised.

**A3)** The existing west sloping roof provides daylight and direct sun light to past midday for west neighbour's property front door, ground and first floor rooms.

- a. Proposed dormer will **reduce sun and daylight to the west by minus -80%** based on Dormer daylight shadow.

**B: Reduced Privacy to West.**

**B1)** The existing west sloping roof with west windows is set far enough back and only west facing, to not cause a major privacy issue for west neighbour.

- a. Proposed Dormer square box sides one meter from the boundary moves the west facing windows to within two meters of the west neighbour windows, radically changes the privacy to a major issue due to closeness and **changed sight-lines angles into neighbour's windows**.

- b. Proposed Dormer west facing windows by being moved to within one meter of the boundary first floor, **now brings a neighbour's first floor north facing window into sight-line** affecting privacy for the first time.

- c. Proposed Dormer adds a **new South facing window which will have sight-lines into 25% of the west neighbour's first floor**. Already an issue with the existing sloping roof window layout.

130 Southwood Road elevation is higher than west neighbour. Proposed west facing dormer compounds the privacy issues due to the higher existing elevation and being one meter from the boundary.

- d. Proposed Dormer first floor west and south facing windows **removes all Privacy for west neighbour's total east side of property**, being overlooking across and down the full east side of the neighbour's ground and first floors.

### **C: Reduced Neighbour Outlook - East**

**C1)** The existing west sloping roof has had limited compromise on Outlook for neighbour to west. Neighbour east curtains can be left open letting in daylight, see the sky and not overly compromise being able to look out of first floor, ground floor windows and door.

- a. The Proposed Dormer square box sides one meter from the boundary will have a minus -133% deterioration on Outlook. **Curtains and door will need to be kept closed at all times**. A new impact on having to also close the North facing window curtains all the time takes the **impact on existing Outlook to over minus -133%** based on the additional curtain closure.

### **D: Proposed Dormer west extension - Objection**

Restriction on PD bungalow conversions for a **terrace bungalow the Dormer should not exceed 40m<sup>3</sup>**.

**D1)** 130 Southwood Road had a Dormer extension approved 14 Feb 1990, Ref, No.:90/53983/002.

**D2)** New Dormer extension takes it to **315.2m<sup>3</sup>** and over 80% of the original bungalow footprint without the garage, which has been converted into a bedroom.

### **E: Proposed new balcony design.**

The proposed balcony design in principle is acceptable provided the existing house foundation footprint is not extended to the rear. All neighbouring properties have a straight-line foundation footprint to ensure daylight, privacy and outlook for properties to their East and West.

**E1)** The **new limited wider part of the balcony must not change from plan** when constructed. If it does it needs to be removed before final inspection approval.

**E2)** 130 Southwood Road balcony is higher in elevation than the balcony to the West already creates privacy and outlook issues.

**E3)** **Furthest West end of the balcony needs to have an "L" shaped privacy screen** of 1.7m above FFL to prevent privacy issues for west neighbour.

**E4)** **New wider part of the balcony all west facing sides** need to have a matching 1.7m above FFL as is proposed for the East side of the balcony.

The new balcony extension south as per plan and with privacy screens of 1.7m above FFL on all West facing sides (as set out in points E3 & E4), needs implementing.