

Dear Selina,

Further to our recent meeting, I have reviewed the various third party comments we have had in respect of our planning application APP/21/00179, and have put a list of the main issues raised below:

- overdevelopment;
- out of character (road characterised by bungalows not houses);
- overlooking and loss of privacy;
- increased parking and highway safety issues;
- loss of light to neighbouring properties;
- concern about future use as a B&B , HMO or care home;
- would set a precedent in the street;
- design is bulky and ugly; and,
- overbearing.

As a result of the comments received, and following our recent discussions, we have agreed to make further changes to address the majority of the concerns raised.

As a result of the changes we have made, the property will only have 3 bedrooms, the same as the existing property, despite the additional ground floor space being provided, which is being sought to address our family's needs. As a result of the changes, we are aware that we now only need 2 off street car parking spaces, which following the demolition of the garage in the rear garage, will be easily accommodated without the need to park on the street. The majority of the time, there will only be two vehicles parked at the property.

Many concerns were raised about the overall size of the proposal and the level of additional living accommodation being provided. To reduce this, the rear dormer will be reduced further and divided into two smaller dormers. The dormer has been pulled up from eaves line by 1.3 metres, and moved in from the edge of the roof by a further 1.0 metre, thereby moving the edge of the rear dormer 1.5 metres from the edge of the roof. The 2 rear dormers now sit comfortably within the roof space and will not overwhelm the roof form.

Further, the reduced size will ensure that the rear dormer would only extend 1.2 metres beyond the rear elevation of 33 Charlesworth Drive. This reduced length, coupled with the increased distance from the edge of the roof will ensure the rear dormer will not be visible from the rear of 33 Charlesworth Drive, and would not appear overbearing to the neighbours. The minor increase in ridge height and the reduced size of the dormer will ensure minimal over shadowing to the neighbours garden, which is already north facing.

Additionally, we have agreed that the rear facing bedroom window for Bedroom 1 will be obscure glazed and non-opening below 1.7 metres from the internal finished floor level, protecting the amenity of neighbours occupiers at 33 Charlesworth Drive and 1 Armstrong Close.

In addition, we have reduced the size of the front store/garage by reducing its length by 1 metre, moving the southeast corner of the property further from the corner with Armstrong Close, thereby ensuring the open character on this corner is maintained. We will also be adding additional landscaping to the front garden, to ensure the parking in the front garden is screened to retain a green frontage.

Finally, many residents highlighted concerns regarding the future use of the property. We can confirm that it will only be used by us as a family home. We have no intention of operating a bed and breakfast, using the property as a HMO or a care home. To alleviate some concerns, we have removed one of the ground floor toilets.

It is considered that majority of the concerns raised have been addressed by the further amendments we have made, and in terms of a precedent, similar changes have already taken place to many properties in the local area, and it is considered that the changes will ensure that the proposal will not appear as an incongruous feature in the varied street scene.

Please add this email to the application file for your consideration. If you have any further queries, let me know.

Kind regards