

Dear Emma,

I met with the applicant on site during the Christmas break to discuss your concerns regarding loss of privacy from the proposed balcony.

The site and adjacent properties all have small gardens which because of the height and proximity of adjacent buildings, are overlooked by several windows (with clear glazing).

Overlooking of Orange Row gardens by first floor windows and balcony in properties to the south:



The first floor windows at the rear of no. 5 are large with low cill heights which allow uninterrupted views of the gardens to the rear of no's 4 and 6.

View of no. 4's garden from no. 5's first floor living room window:



The existing balcony and fire escape at the rear of no. 5 also enables direct overlooking of the gardens to the rear of no. 4 and 6.

View of no. 4's rear garden from no. 5's balcony:



View of no. 6's rear garden from no. 5's balcony:



As the case officer's report for no. 5's existing balcony points out : *"The living accommodation of the application site and the adjoining properties is at first floor level with good sized windows, therefore there is an existing degree of overlooking into the gardens from all properties."* The existing balcony was granted planning permission without having to incorporate a privacy screen as it was recognised by the case officer that the balcony would not result in any additional overlooking and was therefore in accordance with Policy CS16.

The applicant appreciates the concerns raised regarding the loss of privacy to no. 4's garden and has amended the design of the proposed balcony by incorporating an obscure glazed privacy screen. The privacy screen would block some of the existing views of no. 4's garden from the first floor window and would therefore not just prevent a loss of privacy from the proposed balcony, but would also block views of the neighbour's garden which are currently available from the first floor window. The proposed balcony and privacy screen would therefore enhance the sense of privacy within no. 4's garden.

Policy CS16 states that: *All development should demonstrate that its design [amongst other criteria] does not cause unacceptable harm to the amenity of neighbours through the loss or privacy or overlooking.*” The photographs submitted demonstrate that there are existing views of the neighbouring gardens and this is characteristic of the mews style development. The proposed balcony and privacy screen would not result in any loss of privacy or overlooking, but by incorporating a privacy screen would actually enhance the privacy within no. 4's rear garden. The proposed development would therefore exceed the requirements of Policy CS16.

The proposed balcony is both in accordance with policy CS16 and granting planning permission would be consistent with the approach taken when the existing balcony at the rear of no. 5 was granted Planning Permission.

We look forward to receiving confirmation that the amended plans address your concerns so that we can formally re-submit the plans by the 5th January for re-consultation.

Should you have any queries regarding the above please let me know.

Kind regards,

Rachael