



Objection APP/23/00518

North elevation additional balconies

From the North elevation the two new proposed balconies would overlook the highway – Eastoke Corner/shops/flats/neighbouring property and all houses in the immediate vicinity.

They have absolutely no view, use or purpose other than to significantly overlook [REDACTED] all of the flats in the block which is directly across the road from this property, plus the adjacent block of flats [REDACTED] [REDACTED] There is already a large third floor balcony (North elevation) is it necessary for two more observation balconies. Furthermore, there is also approval for two very large balconies. One on the 2nd floor (South elevation) third floor (south elevation) wrapping around to the (West and North elevations).

The two proposed North elevation balconies both overlook the neighbouring property who are within such close proximity, there would be an unfair and unnecessary loss of privacy to [REDACTED] all of the residents in the flats and neighbouring properties. The excessive amount of balconies provide the opportunity for residents to potentially be observed from every elevation of this property there would be an overwhelming sense of being watched that is intimidating and damaging to residents psychological well-being. 2 Bembridge Drive has mirrored effect windows to protect their privacy which is obviously important to them but the same entitlement doesn't seem to apply to the residents in the flats opposite how can that be justified or fair.

These balconies have no view only to overlook other properties if approval were to be granted it would be better if they have 1.8-metre-high obscured glass side panels and heavily tinted glass panels to ensure ultra privacy for all residents.

It is out of character for properties/single dwellings on the seafront side of Bembridge Drive to have glass balconies on the highway frontage they would add to the appearance of a block of apartments/flats, perhaps this is ultimately the objective.

All of the properties in the vicinity are set back and forwards from each other providing privacy, character and space. The plans are unclear, but it looks like these added balconies will virtually bring the front of the dwelling in line with the adjacent property which will add more mass and create a block like appearance further adding to the bulkiness of the already approved plans.

It will be absolutely huge even larger and cramped on its plot, over dominant in relation to the public areas, adjacent and neighbouring properties in the vicinity and would be a discordant feature in the street scene.

On the planning notification letter the proposal is for a three-story front extension but as the plans are very ambiguous and without clearer North Elevation comparisons with the neighbouring property it is very difficult to work out if it's an extension with added balconies or balconies only. I have based my objection on the latter and hope that this is correct. If not, the property will be un-reasonably enormous

for a single dwelling property in relation to the plot size and on a prominent corner. Even more overwhelming, dominant and harmful to the surrounding area.

I urge you to please carefully consider these comments and scrutinise the purpose and need for these extra balconies and what impact they will have on the residents privacy and the street scene.

