

Comments for Planning Application APP/20/00831

Application Summary

Application Number: APP/20/00831

Address: 25 Charlesworth Drive, Waterloo, PO7 6AX

Proposal: Loft conversion including side dormers.

Case Officer: Joseph Toole

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: REF: 25 CHARLESWORTH DRIVE PO76AX - PLANNING APPLICATION AP/20/00831

The following comments are still valid

Comments from previous Planning Application AP/20/00137

I wish to make the following objections to these Plans:-

- (1) Affect on our privacy- The 3 loft windows facing our bungalow will permit views into 1 bedroom, bathroom, kitchen and conservatory. Also there will be no privacy when occupying our garden.
- (2) Overshadowing and 'right of light' [REDACTED]. This will be affected on the side facing the planned development.
- (3) Visual impact from the highway.
- (4) With Increased occupancy parking could be affected, especially as the property is directly opposite the junction to Charlesworth Gardens

Ref plan rev b. The only change is the wording 'part obscured glass' (whatever that means). This will not resolve the issue of the privacy of our rooms, conservatory and garden, as the windows can still be looked out of and still be able to be opened.

The rear of this bungalow was extended up to ridge height in the 1980's. I do not believe there was any planning permission (permitted development would not have covered it then) for a two storey extension. There may not have been building control involvement either). That extension affected our daylight and sunlight. If this loft conversion (which is practically the length of the bungalow, including the 1980's part is allowed, it will drastically further reduce our day and sunlight. Taken together with non-obscure and opening windows will mean us fitting permanent blinds on our west facing windows and conservatory. This will result in total loss of day and sunlight. Being semi-detached this would leave just the front and rear of our bungalow for any

natural light

Comments on Planning Application APP/20/00501 (re submission)

Highways, Safety and Traffic:- One lorry and vans are parked on the frontage and access the highway via the pavement and grass verge. Cars and vans are also parked on the road opposite and alongside the junction to Charlesworth Gardens.

Access on to the road from our drive is extremely difficult (and potentially dangerous) due to obstructed views from these vehicles and the fence.

Design, Appearance and Layout:-

Pario Plan 2019/001/P Rev D:- The front porch shown on the Plan has been removed, with a new front wall being built and the front door brought forward.

The chimney has been removed down to soffit level.

The rear elevation is also different with door and windows removed and bricked up.

Front and rear aspects show tiles, whereas these have been replaced with grey cladding.

The Application Form Item 5 states 'tile hanging to match roof tiles' Plan shows cladding.

Space ready for front apex window has been fitted.

There is no mention of bedroom 3 on the Plan, and the garage has been altered and roof raised

Effect on Daylight, Privacy and Outlook

See Application AP/20/0371 comments above.

Plan 2019/001P Rev D still shows clear glass with opening windows.

NEW COMMENTS ON PLANNING APPLICATION APP/20/00831

Ref: Householder Application

Sect 4 Work has started with (cut out space for window at front elevation upper floor)

Wall tiles front and back have been replaced with grey cladding

Sect 5 'Tile hanging to match roof tiles' Plan Rev E shows cladding

Sect 7 'access to and from public highway' Front wall removed and access over grass verge and pavement

Sect 8 'affect on existing parking arrangements' Parking across entire front area now

Ref: Plan 2019/001P Rev E

Existing and proposed Ground floor plan shows front porch (this was the original - mirror image of 23 Charlesworth Drive. It has been enclosed by present owner and converted to a room

Existing and proposed rear elevation on plan - The door/window to the right has been removed and bricked up

The chimney has already been removed down to soffit level and is unlikely to be reinstated

In conclusion the only difference between this revision and previous ones (Planning Applications

APP/20/00371 and APP/20/00501 (both refused) is:

- a. The notation 'obscure glass' This should be 'opaque glass and non-opening' windows and
- b. The dormer roof runs from full ridge height with a slight slope

Taking the above comments in totality means this Planning Application (APP/20/00831) does nothing to address the concerns re Highway safety and traffic, Design appearance and layout, and Effect on daylight, privacy and outlook.