

Planning Application APP/20/00831

This objection relates to a resubmission of applications APP/20/00501 and APP/20/00137, which were both refused and these applications should be taken into consideration. Some modifications have been made to the previous applications, but they do not address the main reasons for the objection.

Design Appearance and layout -*Damage to street view; Impact on Parking Effect on daylight, privacy and outlook*

Damage to street view - The design of the dormer is incompatible with this section of Charlesworth Drive, which consists of the original pitched roofed bungalows with no side dormers, or first-floor windows at the front. (Imgs. 1 & 2)

Plan — The plan is not truly representative of the house. The original porch has been demolished and replaced with rendered exterior walls. The front door has been moved from its original position to the new front exterior of the building.

Parking - The house has already been extended on the ground floor at the rear, meaning that the proposed plan will more than double the size of the original property. This indicates multiple vehicles including the large panel van regularly parked at the property, making the potential for overflow onto the street likely. (Imgs. 3,4 & 5)

The plan shows parking for two vehicles at the side of the house. This is not possible as the owner has fenced off this space, probably because it is not wide enough for modern day vehicles.

- **Impact of privacy to adjacent and neighbouring properties** -
- The *Front gable window* Looks directly into bedroom of neighbours on the opposite side of the street.
- *The proposed dormers* - Due to the projection of a previous owner's extension into the garden, the dormers will loom over the gardens of the adjacent properties and have line of sight into secluded gardens and patios, as well as those further along the block, giving a feeling of being overlooked. (Img. 8 & 11)
- The privacy of these gardens is no longer guaranteed, because although most of the dormer windows are shown with obscured glass, This type of glass does not guarantee privacy, either currently or at a future date, thereby destroying the **seclusion** of these gardens.

- A window on the West elevation is shown without obscure glass and looks directly into the kitchen and bathroom of the adjacent property. (Imgs 9 & 10)
- **The right to light** of adjacent neighbours will be compromised by the large dormers. (Img 7)
- **Devaluation of neighbouring properties** is a possibility due to *damage to the Street View, increase in parking, loss of privacy and loss of light*







Image 5



Image 7





