

East elevation window (our boundary side)

The amended side elevation note states: “obscured window and fixed above 1500mm from finished floor level, clear and opening below 1500mm from finished floor level.”

That means the lower section would be clear glazed and openable, which still enables overlooking into our private garden and towards our rear kitchen/diner and home office extension. This remains an unacceptable loss of privacy and residential amenity.

Our position is no new window/opening at all on the east elevation.

If the LPA is minded to approve, then the minimum acceptable fallback would be high-level only, fully obscure glazed, and fixed shut (non-opening), secured by condition. A “clear/openable below 1500mm” arrangement isn’t acceptable.

Parking / access

The garage court access is very tight and requires unobstructed manoeuvring. Converting to two flats increases pressure from residents/visitors/deliveries and construction activity, without a clear enforceable parking solution. We have two garages that require unobstructed access at all times, and there is already occasional obstruction. Increasing occupancy is likely to worsen this.

External staircase

The external staircase on the west elevation is still a concern for neighbouring amenity and disturbance: frequent use, noise, and potential for people pausing on the stairs/landing. In this setting and proximity, it risks material impact on neighbours. Ideally it should be removed/redesigned to avoid these impacts, or mitigated via conditions.

Attachments:

- Proposed East Elevations (highlighting east elevation window notes)
- Photos showing proximity of the east wall to the boundary and overlooking context