

Evidence to Support Review

I am writing to you in respect to condition 1. of my recently approved planning application, reference 16/00879/P.

The condition states that “the windows to be formed at ground floor level in the west side elevation wall of it shall be obscurely glazed” in order to safeguard privacy and amenity of the neighbouring residential property of 11 Dundas Avenue to the west.

I have previously written a letter which has been received "LRB/FS" by Fiona Stewart on 17th March 2017, along with my letter I also sent 2 photographs that provide a view of where the new windows would be formed and the screening presently in place.

I would appreciate it if you would reconsider this condition and remove it from my application for the following reasons.

Where the windows would be positioned there's already a high level of screening between the neighbouring property, in the form of a large tree and a fairly significant hedge, making it very difficult to see into the garden of the neighbouring property as it is. (In reference to the photographs sent earlier)

The neighbouring property has also had an extension done to the rear and the windows on the east elevation wall are looking into our garden where the proposed extension will be created. Therefore it's important to me that privacy is maintained once my extension has been build.

The extension is going to be a kitchen and as such doesn't particularly lend itself to having an obscurely glazed window. This I feel would have a negative impact on the kitchen.

Both properties 11 and 13 have other windows on the main body of the building looking onto west / east elevations presently, in particular my property is very overlooked from the upstairs window on the west elevation of number 11 so it feels slightly unreasonable to impose a condition where there's much more screening in place.

I appreciate that the planning officer may have had concerns however I am very keen to maintain privacy between my property and no.11.

Please review the photography, if the authority are of the opinion that there's still insufficient screening would it be possible to consider an alternative by changing the condition stipulating a suitable fence is erected or an alternative method of screening. I feel this would be a fair compromise protecting privacy from both sides.

Kind regards

Craig Thomson

