

Re: Opposing planning application ref. AB/126/20/HH

We, the residents of house number 40, would like to put forward our opposition to the planning application for a two-storey extension by the new owner to the south of us at house number 38.

We oppose this planning application for house number 38 because, if approved, the added structure and alterations would affect the level of light and privacy of our property house number 40.

In particular, it would affect light and shade over our single storey lounge, study and kitchen living areas as well as our patio and back garden, furthermore, the proposed three new windows would allow uninvited intrusion.

Light and Shade:

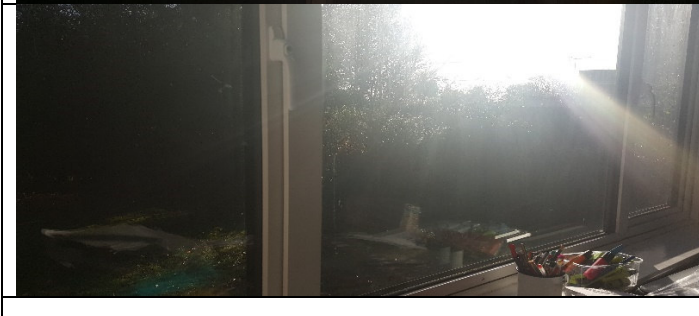
The woods at Stewards Copse border the rear of our property at house number 40 which means that, to the east, there are extremely high trees blocking light. These high trees stretch back blocking light from the east and south.



Photo: 1. Tree line (minus leaves) running from behind number 40 and running south past house number 38 and other houses alongside Stewards Copse .

The tree line (photo:1 - treeline) begins eight and a half metres from the back wall of property number 40 and towers over houses blocking light. The positioning of the Stewards Copse wood to the east and south of the back garden of number 40 means that, later in the day as light from the sun emerges from behind Stewards Copse there is only a short time period to enjoy any light from the sun in the lounge, study and kitchen and on the patio before it reaches house number 38 which then casts shade onto the rear living area of house number 40 and its patio.

If house number 38 were to be extended a further one third of its current length (I can find no exact dimensions on the drawing) from west to east towards the high trees of Stewards Copse it would reduce the quality of life for the household in number 40 by casting shadow and denying light time in the rear living area of lounge, study and kitchen all of which have windows facing what would be the affected back garden (photos: - 2 lounge, 3 study).

	Photo: 2. The eastern end of the garage north wall and the house proper of number 38 as well as the north wall of the current single storey extension of number 38 - taken from the lounge of number 40. The applied for two-storey extension would extend east, past the garage towards the end of the current one storey extension, thus blocking light on the living area, garden and patio of house number 40.
	Photo: 3. The north wall of the garage and single storey extension of number 38 taken from the study window of number 40. The proposed 2 storey extension would extend house number 38 east towards the trees blocking light on the study of number 40.

Windows: uninvited intrusion:

The application proposes to block off the two current windows on the western end of the north face of house number 38. These windows are the current stairwell window which faces west towards the street and the obscured bathroom window which when open looks down onto the front driveway. The intention of the application is to reposition these two windows (I can find no measurements) further east along the proposed upper storey thereby creating windows looking out into the master bedroom of number 40 and into the back garden of house number 40 (photos: 4, 5).

	Photo: 4. From outside the kitchen of number 40 looking past the study and lounge of number 40 towards the north walls of house 38: its garage, the house proper as well as its current single storey extension situated at the eastern end of the garage. Above the garage and its current single storey extension is the space which the proposed 2 storey extension would occupy. This area is next to the original north wall and the proposed two new windows above the garage which would look down onto the garden in number 40 as well as into the master bedroom.
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Photo: 5. The north wall of number 38 taken from the master bedroom in number 40. The two proposed windows would look into the master bedroom.

As can be seen on the drawing of the block plan included in the planning application (below), the highlighted house number 38 sits further to the east than house number 40, consequently relocating two upper windows eastwards in number 38 would result in them overlooking the garden of number 40 in a very intrusive manner.



BLOCK PLAN

Drawing from the block plan included in the planning application.

Highlighted is number 38 as it is currently constructed. It can be seen that number 38 is already to the east of 40 and the proposed new windows would have a vantage point over the garden activity area of number 40.

Also, there in the east, the proposed two storeys would rise above the single storey extension and garden area of number 40 blocking light.

The two proposed windows which would look down onto the garden and patio would be intrusive. The garden is an important spring, summer and autumn household activity area and, later in the day after the sun has appeared from behind Stewards Copse, whatever activity that takes place provides benefit from the light and sun between the high trees of Stewards Copse and house number 38. In addition to the two proposed intrusive windows looking down over the garden area, if the proposed two storey building application were to be approved, there would be a very limited, narrower time and space for light and sun.

As well as the two proposed intrusive upper storey windows mentioned, a third proposed new upper storey window on the west side facing the street would also provide a permanent perspective down into the front room of house number 40 (photo: 6 - west wall house 38 from front room house 40).



Photo: 6. The west wall of number 38 where the proposed new window would have a permanent perspective down into the front room of number 40. It is not the perspective of a passing pedestrian.

There can be different types of window. A clear window can afford a permanent uninvited intrusion into a neighbour's private home area, an obscured window is also an uninvited intrusion ... more unwanted when open.

To conclude, we would like to say that we oppose this planning application because, if approved, the added 2 storey structure and its alterations would affect light and shade over the single storey lounge, study and kitchen living areas of house number 40 as well as its patio and back garden; furthermore, the proposed three new windows would allow uninvited intrusion.

The extension at our house number 40 is single storey, a just outcome for house number 38 would be permission for a neighbourly single storey extension.

Thank you.

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