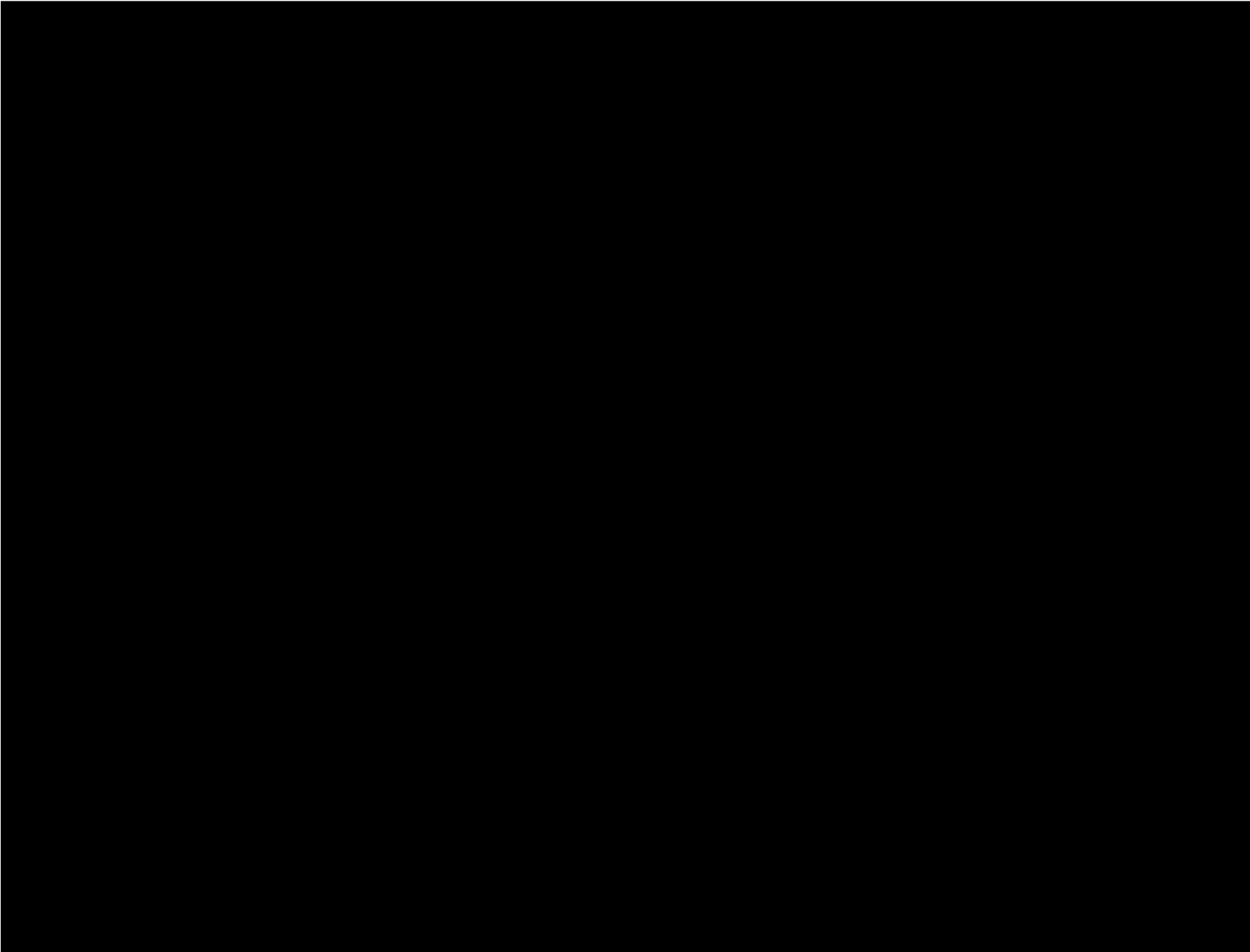




From: sally henderson [REDACTED]
Sent: 14 June 2017 22:58
To: Neil Crowther
Subject: Re: COMPLAINT Ref FG 198/16/PL

Hello Neil,

I look forward to your promised response tomorrow.

In the meantime, i have read the officers report on this application and would like to highlight errors and inconsistencies as follows -

1. **Height of the proposed block of flats** - p 32 of the DCC agenda states that “the development would have a 6.4m maximum height on the front elevation on Sea Drive”. Andrew Woods stated in an email to my neighbour’s son, Jon Gann on 25/4/17 at 10.42, “The substitute elevation plan ‘proposed elevation and street scenes’ drawing no 16/046 PL005 Rev F dated March 2017....does indicate that the height of the building above the car park entrance has risen by 30cm from 6.3metres to 6.6metres.” This email was pasted into my formal complaint text. Should you be in any doubt i can forward it to you again.

What height is it ? Which statement is correct ? This is a hugely important factor in assessing the overbearing impact of the proposal and it simply is totally unacceptable to have these inconsistencies.

2. **Level of Windows** - p.33 states that “the level of the windows shown on street elevations matches that of 3 Sea Drive and would provide an acceptable relationship between the windows and floor levels of the neighbouring property”. It is very clearly shown on the applicant’s most recent street scene drawing 16/046 PL005 Revision G that the level of windows on the proposed flat block are significantly higher than those in our property. The finished floor level is shown as 5.8m AOD, this fact in itself makes it very clear that the windows will of course be correspondingly higher and the drawings confirm that indeed they are.

This is crucial to the extent of overlooking and loss of privacy and the facts have been stated incorrectly in the report which means the assumptions and conclusions are also incorrect - what will be done to rectify this mammoth mistake ?

3. **Deletion of window** - the applicant’s email of 24/5/17 to Andrew Wood, published on 26/5/17 states that “I confirm that the obscure glazed window shown to the kitchen / living / dining at first floor on the western boundary elevation will be removed”. However this window is still shown on the most recent drawing - revision G - so there is no accurate drawing that the public can see and that planning consent can be given to.

4. **Overlooking** - p.33 states “All windows in the northern section on this West facing elevation would be obscure glazed with the exception of 2 bedroom windows at ground and first floor level at the northern most end of the building which would be in excess of 20 metres away from the closest rear window at 3 Sea Drive and at a 90 degree angle. This impact on residential amenity of relationship of the built form and windows of the new development to the rear windows and rear amenity areas of 3 Sea Drive is considered acceptable.

This raises 2 inconsistencies -

a.) I have attached a scan of the applicant’s site plan revision G, on which i have marked the sight lines from the 2 clear bedroom windows - bearing in mind that overlooking will be able to occur from ground and first floor due to the raised floor levels meaning windows are higher than fence height. It’s clear that these windows can see into the habitable rooms of our home as well as overlook the entirety of our rear garden, even including our courtyard area which is enclosed on 3 sides and where our private hot tub is located.

b.) Given that the report states that all windows on the West facing elevation will be obscure glazed bar the bedroom windows discussed above, why does proposed condition 14 only state that all first floor hallway, bathroom and en-suite windows at first floor level in the West and North elevations shall be obscure ? Why are the ground floor windows not included in this condition ? Why, also is the ground floor kitchen / living / dining window and the ground and first floor side windows to the master bedrooms not included in this condition ?

Without acknowledging the overlooking into our property that will occur, the report is inaccurate, misleading and does not allow people to make an informed decision about the loss of amenity of the adjoining property, which is a major material planning consideration and must be presented accurately. The statement made on p. 34 “In summary, the proposed development due to the location of the built form and habitable room windows would not cause a significant...loss of privacy to any neighbouring properties” is entirely incorrect since it is not subjective but based on a lack of correct information.

These issues require urgent action so i look forward to your prompt response and to hearing your proposed actions.

Best Regards,

Sally

Sally Henderson

