

Please treat as substitute plans

06M for 06L

09F for 09D

07I for 07H

10G for 10E

Thanks



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Dear Anita

With apologies for the delay, please find attached the replacement drawings as requested.

I trust this is now sufficient to discharge the condition but please do contact me should you have any queries.

With thanks,

For and On behalf of Rocco Homes

Sarah Hufford

ROCCO HOMES

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Dear Sarah,

The rear balcony west side at first floor has not been amended on any of the submitted plans and this needs to be 1.7m high. For clarity I request the following amended plans:

- first floor plan drawing number 1714-PL1-06 rev L detailing the extent of 1.7m screening to front and rear sides
- second floor plan 1714-PL1-07 revH incorporating the proposed changes
- Updated West and South elevations to include screening at second floor level drawing 1714-PL1-10 rev C.

Regards

Anita Gardner



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Dear Anita

I have spoken to Rupert. Whilst we are still not convinced for the need for the 1.7m screens, particularly at 2nd floor, we would like to proceed as follows to enable condition discharge:

1st floor

1.7m obscure glazed screens on the west elevation balcony as shown on the drawing attached [this you have already seen and accepted]. The screens on the east elevation would be obscure glazed to 1.1m.

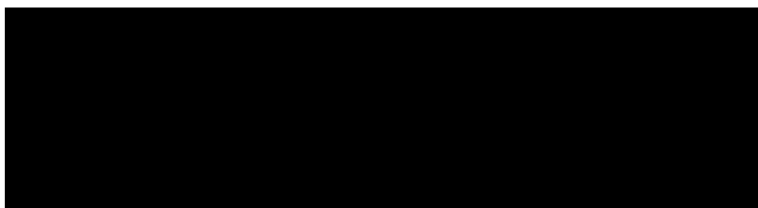
2nd floor

Inset the balcony as shown on the 2nd floor deck plan attached and provide the 1.7m obscure glazed screening on the west elevation only. On the east elevation, obscure glazing to 1.1m.

Can you confirm that this is considered acceptable and you now have sufficient information to proceed to recommend discharge?

With thanks

Sarah Hufford

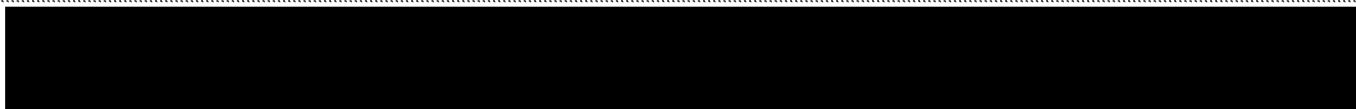


Hi Sarah,

We still consider that even with the inset from the boundary overlooking would be afforded over the adjoining garden to the west. We are referring to the western side only. This is more important than the east given that the front garden of the dwelling to the west is used more by the occupiers who have garaging within their rear garden. The dwelling to the east has more opportunity to use private amenity for sitting out to the rear.

Regards

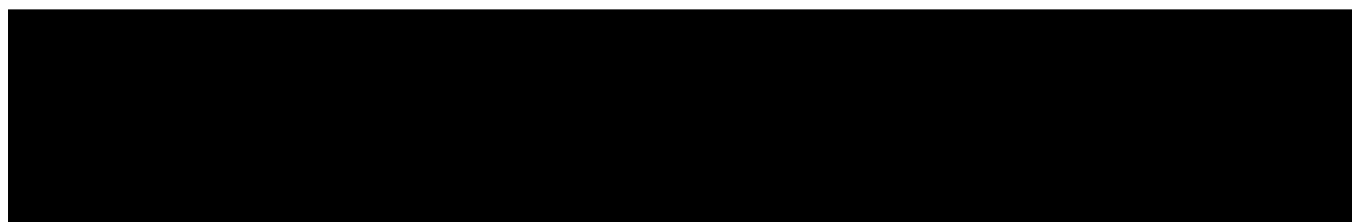
Anita



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Hi Anita

To aid my discussions with Rupert and Greg, please could you clarify the following with respect to the 2nd floor balcony:

1. The rationale for requiring the 1.7 obscure glazing when inset as shown from the boundary; and
2. Whether this applies to both the side elevations?

With thanks

Sarah

Hi Greg/Sarah/Rupert,

I have now had an opportunity to discuss the amended plans with my Team Leader and apologise for the delay in responding.

We can accept the first floor details as submitted, but the second floor will need screening on the side elevation to 1.7m , regardless of the increased distance to the boundary.

If you wish me to process the details for both first and second floor, the second floor would be refused, but you would have the right of appeal. Let me know how you wish to proceed.

Regards

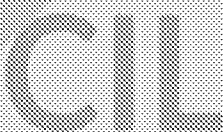
Anita Gardner

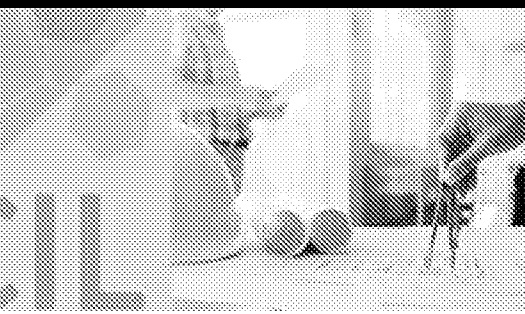


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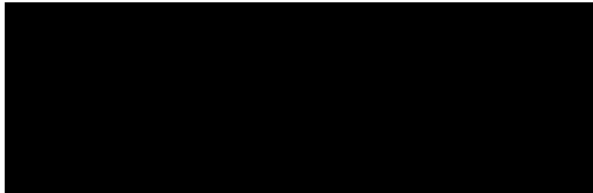
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Hi Anita

See below I am not sure Rupert's email has sent the attachments correctly.

Kind regards

Greg



>

Dear Rupert

Concerns have been raised by the main contractor that 1.7m high opaque glass balustrade in a coastal location could be difficult to restrain without additional support. We understand that a 1.7m balustrade is required at the end of the decking area at the West elevation on both the first and second floor areas. We propose at first floor that glass or appropriately finished steel structural blades are installed to provide this restraint. This should help to maintain the original aesthetics of the scheme at its extremities where 'flying elements of structure' were proposed. See marked up elevation attached.

At second floor we feel it may be more prudent to reduce the length of the deck to avoid the need for overlooking privacy screening altogether, please see marked up plan attached.

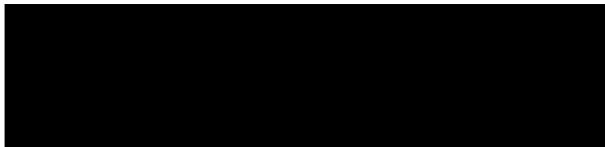
We trust that this is useful for discussion with the local authority.

Best regards
Greg

For and on behalf of Rocco Homes

Greg Hoare

ROCCO HOMES



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