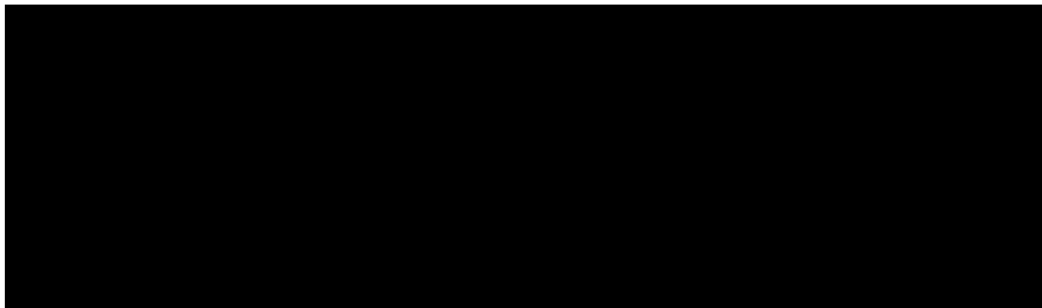




Rep

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Dear Sirs,

With reference to application **LU/181/20/HH**, we would like to lodge our formal objections as listed below with further comments beneath:

1. Overlooking and loss of privacy
 - a. Although there is an existing balcony, it is not covered and therefore not generally available for use every hour of every day. The proposed 'sun lounge' creates a habitable space (however it is described) which will be in regular use *every day*. From the windows of the sun lounge, there will be a clear, unobstructed view directly through our landing window which will lead to a considerable loss of privacy. In addition, our garden and patio area will be completely overlooked where now there is considerable privacy. It is worth noting that, whilst all the properties here have balconies to the East side, most home-owners have arranged patio areas to the East of their gardens to afford a degree of privacy. If approved, the sun-lounge will have direct views into that area.
2. Loss of natural light
 - a. If approved, the uPVC structure on top of the existing garage would, in effect, create a two-story wall less than 1.8m from our property where there is currently a single-story wall. This will severely restrict natural light entering through our glazed kitchen door, landing window and downstairs WC. Please see attached *Plan1.pdf* which shows relative positions of our windows. The loss of light through the landing and WC windows and kitchen door will be considerable.
 - b. Access to our rear garden is via a passageway at the West side of the property. If approved, the planned extension to the front will create a long, dark, and oppressive walkway where there is now open space and natural light. Property layout has been designed with a staggered frontage so as to afford privacy and natural light to each neighbouring property. This application, if approved, will defeat that feature.
3. Visual impact / out of character
 - a. This property, along with ours, backs onto the pitch & putt golf course and is clearly visible from both the golf course and sea-front promenade. The plans describe what is effectively a large conservatory built atop the existing garage which will look very out of place, be entirely out of character and detrimental to the appearance of what is now an attractive area. We are also concerned that, if approved, a precedent may be set which could

severely damage the appearance and desirability of similar properties in the area. (Photographs showing current appearance attached for reference)

4. Design & materials
 - a. Although the planned extension to the North (front) is of brick construction, the sun-room is of uPVC. The construction will therefore not be in keeping with the rest of the property nor neighbouring properties and will be visually unattractive
5. Contravention of covenant – see *attached Covenant1.pdf*
 - a. There is a prevailing and enduring covenant which states, under item 5(d) of the Second Schedule (Rights and easements reserved by the Transferor) “No physical division or obstruction shall at any time be erected or permitted to remain on the garage forecourt nor any fence wall hedge or other physical division be erected or grown in that part of the plot edged red* which lies in front of any dwelling erected thereon or between the dwelling or garage and any roadway”. (*The area referred to, shaded in red, is the property boundary) It is our contention that the spirit of this clause is to retain the staggered layout referred to above by preventing any building beyond the existing frontage and to ensure the general character of the development prevails.

In support of this objection we also enclose photographs showing the current views from the sea front as well as one which clearly shows the loss of privacy we will suffer in our garden. Unfortunately, it is not possible to effectively capture the layout of our landing windows in relation to the proposed development because the buildings are too close together.

Yours faithfully

A Smithers
S Cooper

enc - zip file containing documents and images