

With reference to the objection we would like to clarify a few points and add some reassurances:

1. Overlooking and loss of privacy

The houses on the south side of Reef Close have large windows on the first floor southern side to enable residents to enjoy the sea views, as a result these windows also provide unobstructed views across neighbouring gardens from a room that is used frequently every day.

The obscure stairs landing window of the adjacent property overlooks our balcony and also has line of sight into our first-floor room through the patio doors.

The proposed sunroom would improve the privacy of both properties by eliminating the direct line of site from the stairs landing over our balcony and into our first-floor room.

We note that the property to the west of 12 Reef Close has a small enclosed sunroom with a clear window on the east side overlooking our property and a shutter opening on the south side.

2. Loss of natural light

- a) The current open balcony has a 1 metre high wall along its length. The proposed sunroom would increase this wall height by approximately 1.4 metres to meet the sloping roof. Taking this into account, the slope of the roof and the proposed glazing at the southern end, the sunroom shouldn't create a significant reduction in light and virtually have no impact to the kitchen door which is situated at the southern end of the west wall.
- b) The current passageway between the properties is already abutted by the open balcony with its 1 metre high wall along its length, the proposal is to extend the garage further north. We note that adjacent properties have already extended the garage northwards.

3. Visual Impact/out of character and Design and materials

We acknowledge that the properties in Reef Close can be seen from the golf course however we believe it is fair to say that many of the houses have unique visual aspects such tile hung or coloured cement board exteriors, different types of extensions and white UPVC conservatories as well different balcony finishes including raised walls. In our opinion the proposal will have no detrimental visual impact.

4. Design and materials

It is our intention to ensure that the design/colour of the sunroom compliments the property, it will not be constructed of white UPVC.

5. Contravention of a covenant

The covenant refers to a physical division which lies in front of the property, the purpose of this covenant is to ensure that there are no visual obstructions beyond the property frontages. The proposed extension does not go beyond the building frontage and is therefore in keeping with the covenant.

We note that adjacent properties have already extended their garages although, like our proposal, none extend beyond the building frontage.

Regards

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