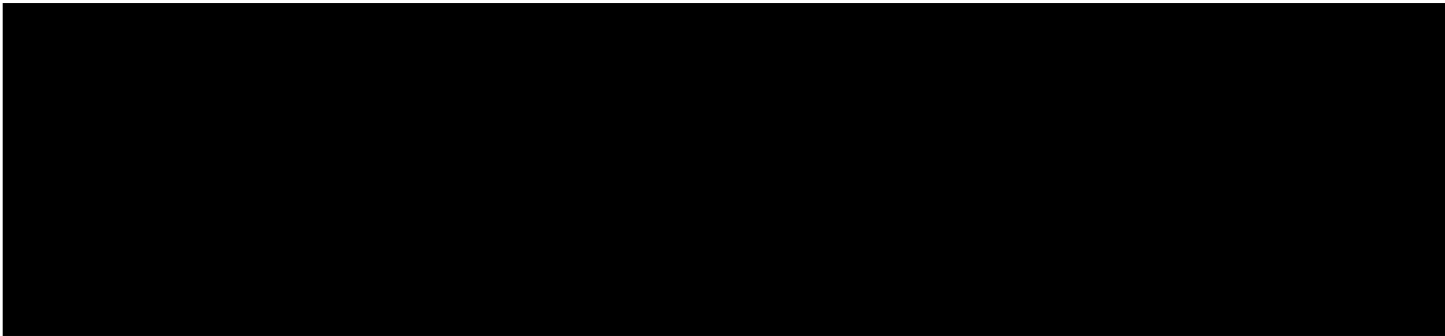
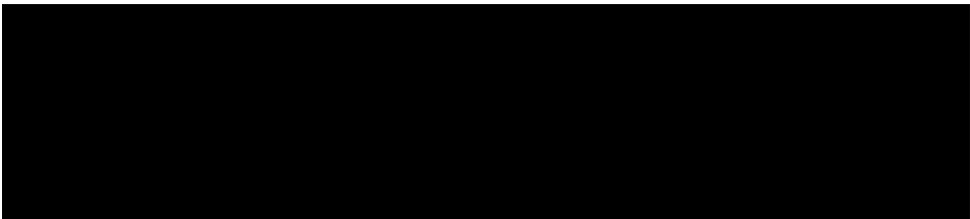
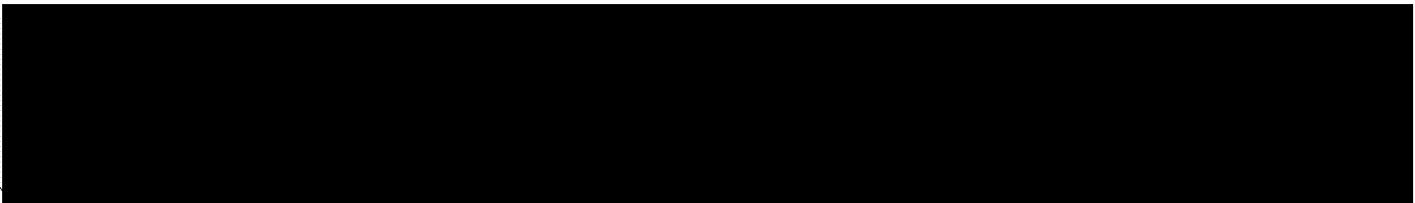




Hi Zoe,
Sub plans please!
Zac



Dear Mr Baeza,

Thank you for your reply.

Please find attached all the revised drawings for Mr Denton to write his report. The drawings now show the velux in the western elevation.

I assume that Mr Denton's recommendation report along with the revised drawings will be shown to the Group Head for approval before sending them out for the 21 day consultation? If you can confirm this for me so I can let the Applicant know.

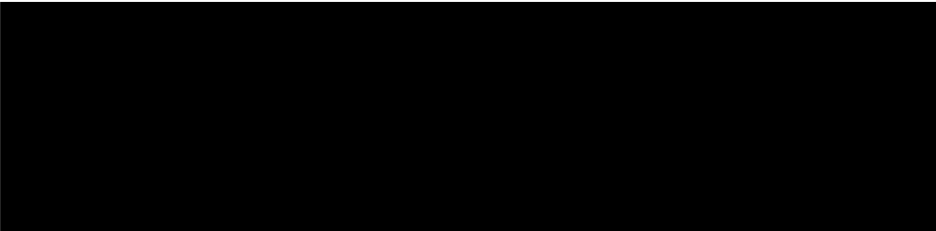
I trust you now have all the drawings you need, but if you require anything else please just let me know.

kind regards,

Nat

Nat Design

Mobile: 07599 199759

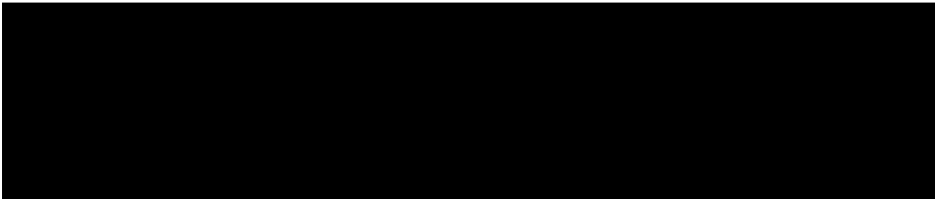


Dear Mr Ellis

Thank you for the information which I was made aware from my site visit this morning and speaking to 141 Wick Road. Zac will prepare a report to acknowledge the fact that this is not garden land. However, with regards to the western section the two first floor windows will need to be replaced by velux windows. With this change made I also need to make you aware that whilst a report recommending permission it needs to be signed off as agreed by the Group Head before it goes on the agenda for the Feb development control committee.

Regards





Dear Mr Baeza,

Thank you for calling me back just now to discuss the Application.

The Applicant would be accept replacing the windows at the rear of house to the West with velux windows to overcome the overlooking issue and I can forward you revised drawings showing this.

Regarding the out look to the East, based on our telephone call just now I understand that the question is the use of the land behind 141 Wick Street.

I have attached a planning permission that was submitted for the Commercial Unit at 141 Wick Street **Ref: LU/16/17/PL** to extend the existing Hair Salon (141 Wick Street) into the land at the rear of the unit, and permission was granted in 2017.

As you can see form the attached drawings the use of the land at the rear is associated with the Commercial Unit as applied for in the planning Application to extend the commercial Unit. I feel this clearly shows the land is commercial use and for this reason the distance we now have between the buildings is acceptable.

I know you will be considering the matter tomorrow and will await your correspondence.

Again I hope that this can now be supported inline with the above clarification of the use of 141 Wick Street.

kind regards,

Nat

Nat Design

[Redacted signature block]

[Redacted signature block]

Dear Mr Baeza,

Sorry I missed your call, if your still in the office I am available to speak.

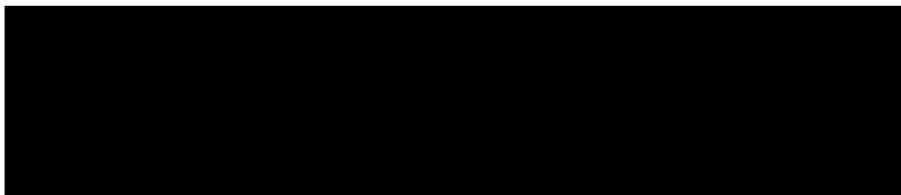
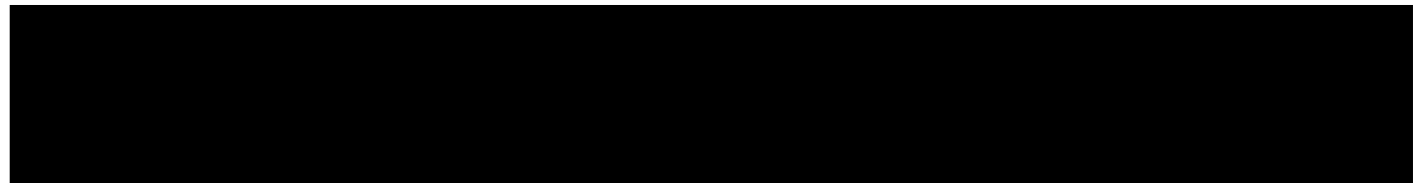
Tomorrow I am in a meeting in the morning but will be available to speak from midday onwards.

kind regards,

Nat



I tried calling. I'll try again tomorrow



Dear Mr Baeza,

I am disappointed to hear that you still feel that there is an issue of over looking to the east and west.

Regarding the changes we have made, this was based on your advice when we last spoke, specifically with the windows on the east elevation towards 141 Wick Street, I asked you want the recommend distance that was required between the two buildings and you said this was 20m which we have achieved by moving the building further back and we now have 21.6m between the front and 141 Wick Street which addresses the issue you raised.

If the issue is also at the back I would propose that we replace the windows facing West with velux in the roof and keep the windows at the front.

I hope this can be supported, otherwise please could you phone me to discuss as I need to be clear on the reasons that if we now have more than the recommended distance between the house and 141 Wick Street why this is not satisfactory?

I would appreciate a call as soon as soon as possible so I can then contact the Applicant.

kind regards,

Nat

Nat Design



Dear Mr Ellis

I have now had an opportunity to assess the changes. I am afraid that the relationship between the neighbouring properties to the east and west is still unsatisfactory with regards to overlooking of rear gardens from proposed 1st floor windows. The only way that this could be overcome is by the use of Velux windows so that becomes a proposal for a chalet bungalow and not a two storey dwelling. As such the intention is to refuse this application if I don't hear in the next two days.

Regards





Dear Mr Baeza,

I am contacting you regarding your phone call to me last Friday reference Application **LU/297/19/PL - Land to rear of 141 Wick Street.**

We spoke in length about the Application and that although having been put forward for Approval there were some issues that you wanted to resolve before it could be recommended.

I have spoken to the Applicant and explained everything we discussed on Friday and although they are very disappointed of how the Application has been handled they do want to make amendments to the scheme so it can be supported by yourself.

The main issues that you highlighted were the overlooking towards the East & West of the site. You also wanted the building to move further back from the front of the site.

To accommodate the concerns of overlooking at the front of the property (towards the East) we have moved the proposed building back from the front of the site by 4.8m this now gives a total distance of 21.6m from the front of the new dwelling to the back of 141 Wick Street, this now solves the issue of overlooking into 141 Wick Street, and it also has the added benefit of allowing more than 1 car to park in front of the property.

With the location of the building changing as mentioned above I have looked carefully at the resulting visual amenity to the rear of the property (towards the West). To work out the result of any overlooking I have drawn a site section to see how this may or may not be effected. If you look at the attached drawing **458-DPA-09 - Section B-B** you will see that because the house is lower than the ground level of Colebrook Road the actual line of sight from the rear windows does not allow you to see into the gardens of No.66 or No.64 Colebrook Road, this is because the house is lower in the site which means the angle of vision passes above the fence lines and does not allow you to look into the gardens.

It also certainly provides far less overlooking than can be seen from the first floor windows of No.66 into No.64 and vice versa.

We feel that the above revisions to the scheme resolve the concerns of overlooking and allows for the windows to be retained rather than substitute them with roof lights that would not give a very pleasing architectural appearance. The main benefit of being able to keep the windows to the front and rear is the improved living conditions it would provide for the occupants.

I have attached the complete set of revised drawings for your consideration and would be pleased if you could contact me as soon as possible to let me know if I can send these to Mr. Denton for them to be re-consulted on.

I am available on my mobile 07599199759 if you would like to discuss anything.

kind regards,

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