

Planning application: WA/37/20/HH

We are resident owners of Sunny Bank and our rear garden boundary completely adjoins the front garden boundary of Bronlea. Our single storey bungalow directly faces this boundary and is the main outlook from our lounge/dining room, kitchen and master bedroom.

We wish to object to the proposed building of the detached garage for the following reasons:

- The proposed garage is 4.673 metres tall and 9.20 metres wide and will overshadow our rear fence which is 1.8 meters (6ft) tall and our single storey property. This will present a significant impact on the enjoyment of our house and rear garden.
- It is proposed to be set back only 30cm from our fence line (excluding the roof overhang and guttering) which will emphasise the overpowering size and scale of the building when viewed from our lounge/dining room, kitchen and bedroom as well as garden. This gap is insufficient for the maintenance of the rear elevation of the new building and the boundary fence.
- The new structure is overbearing and will present a hard-edged, imposing structure replacing the current soft screening of trees and hedging (which currently accommodates a variety of nesting birds). This contradicts the planning application which in answering question 6 states no tree or hedging will be removed. If you refer to the Topographical Survey of the site you will see quite clearly an 8 metre length of existing mature trees and hedging will need to be removed to accommodate the structure.

We attach photographs from our rear garden which show the existing fence and screening. The area marked with white tape shows the size and scope affected by the proposed garage. Also, a further photograph shows the windows directly facing the proposed new garage site.

We would urge the Council to ensure any new building beyond the existing building line of Bronlea is set at least 2 metres from our fence with the existing screening retained to at least mitigate these issues.

In addition, we are concerned by the proposed additional window in the house which is to be situated in the existing north elevation to the west on the upper floor. This window will look directly towards our main ground floor bedroom and the full extent of our garden directly impacting our privacy.