

Deborah Lynn

From: [REDACTED]
Sent: 16 June 2026 21:29
To: Deborah Lynn
Subject: DM/26/1327

Dear Deborah,

We are writing to formally comment on the above planning application. While we have no desire to prevent our neighbours from improving their home, we must object to the current proposal due to the significant and negative impact the two-storey element will have on our property's privacy and overall amenity.

The primary issue lies in the positioning of the new extension. By extending 4 metres into their rear garden, the first-floor window is approximately 5 metres from our shared boundary. This is a substantial departure from the standard 10 to 11 metre separation distance usually required by local policy. Because the new master bedroom is a primary habitable room, placing a large window this close to the boundary creates a "perched" vantage point. This results in a permanent, intrusive line of sight that looks directly down into our private garden, effectively stripping away our privacy.

Furthermore, the ground-floor bi-fold doors, also situated only approximately 5 metres from the fence, create a "fishbowl" effect. At head height, the wide field of view will make us feel uncomfortably exposed when using our outdoor space.

We are, however, very open to a compromise that would allow the project to move forward while protecting our home's privacy. We would be willing to withdraw this objection if the following design amendments or conditions were secured:

- **First-Floor Window Mitigation:** We ask that the master bedroom window be redesigned to prevent direct overlooking. This could be achieved by using a high-level window with a sill height of 1.7m, an angled oriel window that directs views away from our boundary, or the installation of fixed external privacy louvres.
- **Boundary Screening:** To mitigate the impact of the ground-floor bi-folds, we request a condition requiring the applicant to install and maintain enhanced screening along the shared boundary. An increase in the height of the close-boarded fence would provide an immediate shield, ensuring mutual privacy so that neither household directly overlooks the other's garden.

We hope that these material concerns can be resolved through amended plans or specific planning conditions, ensuring the final development does not compromise our privacy and quality of life.

Yours sincerely,

[REDACTED]