

# Impact from the very back of 25A's garden is negligible...

In views from the garden of 25A, only a very small part of the proposal's rear elevation will ever be seen. There can be absolutely no sense of the scale of the proposed building or the extent of its rear elevation (as seen in the technical plan view) from this garden. Not even the proposed dormers can be so much

as glimpsed from this viewpoint. Claims of harm, overbearing, overlooking, overshadowing, or loss of privacy or amenity have no basis in reality and cannot be made without resorting to hyperbole and wilfully ignoring the actual material facts.



CGI A is a view of the proposed development from the very back of the garden of 25A. It shows that the development would have only the most minor impact on 25A's amenity even from the far back of the garden.



Photo from the near the back of the garden showing additional extension to 25A under construction.

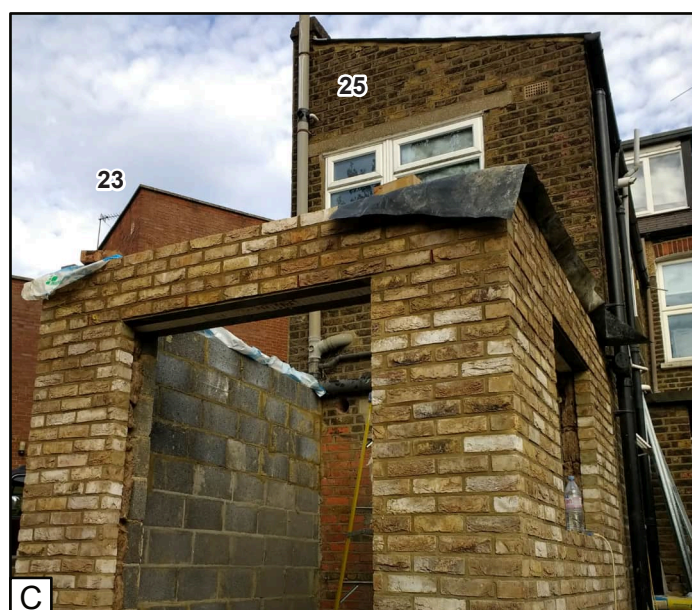


Photo from closer range the garden showing the additional extension to 25A under construction.



...and impact from the patio is insignificant.



CGI D shows an eye level view of the proposed development, seen from the patio area of 25A. From this position, once the fence is replaced, the proposed development will be barely even discernible from this viewpoint. Also, as with view A, the proposed roof dormers will not be seen either. Photos E and F show the existing extension and garden at 25A and the positions of the CGI viewpoints.





Impact on the garden of 27 is barely perceptible.



View from 27 Ravenshaw Street with the proposed development shown in colour.

The garden of 29 will see glimpses of the proposal.



View from 29 Ravenshaw Street with Ellerton Tower beyond; proposed development shown in colour.



The back of 31's garden will perhaps see a dormer....



View from 31 Ravenshaw Street with Ellerton Tower beyond; development shown in colour 18m away.

...and 33 will see almost nothing at all.



View from 33 Ravenshaw Street with Ellerton Tower beyond. Proposed development is 23m away.