

Relationship with adjacent properties

The proposed building steps away from 16 Redington Road. This minimizes any obstruction of outlook. The stepping also significantly reduces the mass and bulk of the Application from that of the original refused Application.

The proposed building sits modestly on the plot and will not compete with number 16. It's design has taken into account the need to be subservient to number 16. The proposed building is only 1.5m higher than the existing building at first floor roof level and approximately 4m higher at the smaller second floor roof level. The proposed building is also further away from number 16 than the existing building. As number 16 is set back and in an elevated position in relation to the proposed building the new building will not detract from number 16.

Windows on the left hand side (west elevation) of the building have been designed to give privacy. The glass will be obscure where there is any possibility of overlooking.

The east elevation has minimal glazing. Any glazing is to non-habitable rooms and is either of obscure glass or at clerestory level to ensure privacy.