

The previous application 2014/6598P, which was withdrawn, sought consent to vary the underlying permission 2013/5039/P by removing the green roof and moving the position and changing the size of the roof light; this would have been a material variation affecting our privacy and the green space in the development. The original consent 2013/5039/P allowed for a physical barrier between the decked area and our property to prevent overlooking into 3 rooms including a shower room.

The roof light has been altered and constructed and its position and size varied without planning permission.

The current application relates only to the installation of a planter and decking and does not address the fact that the roof light has been built without appropriate consent. The need for such consent is established by the application 2014/6598P which was made and withdrawn in response to objections. The variation in the size and position of the roof light is clearly not a non material matter for the reasons set out here.

We object to the current application on the following grounds;

1. It does not address the reinstatement of the roof light to its consented size and position and the green roof. Presumably, absent a suitable consent, the roof light in its current size and position is unlawful as suggested by the need for the previous application which was withdrawn because of objections
2. It does not address the loss of green space through the removal of the green roof.
3. The installation of a planter and associated planting would be likely to affect daylighting to a number of our windows.
4. It does not address the privacy issue because the proposal does not deal with the loss of the originally proposed physical boundary which would prevent overlooking into 3 windows including a shower room.
5. Any material departure from the existing consented drawings 2013/5039/P should be the subject of an application for consent in the usual way. Showing the revised position and size of the roof light (for which there is no consent as the application for consent was withdrawn) on the application for consent for the planter cannot be correct; the correct consented position and size should be shown together with the green roof, in order to avoid any confusion as to the status of the existing size and position of the roof light.