

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/3036/P	Maurice & Sylvie O'Brien	Garden Flat 6 Langland Gardens	09/11/2015 09:21:56	OBJ	<p>Dear Mr Hope</p> <p>We object to the applications 2015/0315/P and 2015/3036/P</p> <p>2015/0315/P</p> <p>1. We received a Planning Application Consultation letter issued by your department dated 22 January 2015 which states clearly the Proposed Work for consultation was for the erection of a single storey rear extension at ground floor level, how could approval be granted for the erection of a 2-storey rear extension? This 2-storey extension was approved without due process and proper/adequate consultation.</p> <p>2. The development is disproportionate to the size of the existing footprint. Our main objection is that this massive new 2-storey structure - (viewed from our perspective 7.5m in length x 7.1m in height the total height of the ground and first floor extension) will adversely affect the daylight to our flat and garden areas. The new structure will create a solid block almost the entire length of the regular part of our garden adjacent to House 4. Our properties align closely alongside each other. Instead of the green view we now enjoy, we will be looking at a 'brick wall'. Much of the garden areas will also be lost. The new window and terrace will no doubt compromise privacy for us and many of our surrounding neighbours.</p> <p>3. According to the Development Advice Notice (DAN) regarding Daylight, Sunlight and Privacy issued by Stirling Council the proposed application for development at 4 Langland Gardens contravenes the following two Sections of the Notice :</p> <p>A. Protecting Existing Daylight-House Extensions & New Buildings Following the BRE guidelines and adopting the 45 degree approach rule the proposed development infringes upon the daylight of the Garden Flat of 6 Langland Gardens. Diagram 1 of the DAN (third example from the left hand side) which shows the proposed development will have an alarming overshadowing effect upon the Garden Flat of 6 Langland Gardens.</p> <p>B. Privacy and Overlooking for Residential Developments The proposed development is well wit</p>
2015/3036/P	Maurice & Sylvie O'Brien	Garden Flat 6 Langland Gardens	09/11/2015 09:16:59	OBJ	