

---

**From:** [REDACTED]  
**Sent:** 17 May 2017 13:46  
**To:** Smith, Kristina  
**Subject:** Ref 2017/2223/P (no 1 Boscastle Road)

Dear Ms Smith,

I am writing to you about the proposed building works at no 1 Boscastle House. We are the direct neighbours of that property towards the south elevation.

We are very supportive of the scheme as it seeks to retain the Victorian look of the house. In particular we welcome the proposal of the new roof. As we understand it, the proposed plans are restating the historic look of the house. But we also welcome this proposed roof, given that no 4 Dartmouth Park Road has recently had a similar additional roof. We feel that it has greatly enhanced the look of the no 4 DPR. Further, given that no 4 Dartmouth Park Road and no 1 Boscastle Road are the only detached Victorian houses of similar look in the street we believe that they should be read together. With the proposed additional roof to this project it will balance the view from the street and enhance a more uniform look.

We have one concern on the proposed plans however, which is the proposed balcony over the single storey extension in the garden. The proposed extension is much wider than the current one and therefore will be coming substantially closer to our property. Whilst the depth of the proposed terrace is half the size of the extension, we are concerned of privacy in terms of the proposed width. Indeed, given the full width of the current proposal one could easily overlook our property when leaning out from the south edge of it. We would welcome if a condition was established that the railings shall be set back from the south wall by approx. 1m and also a further condition shall be established that the south end of the terrace shall have a privacy screen. Indeed, that side of the house is very close to us and we are concerned that without these conditions there is a substantial lack of privacy for the properties to the south of the proposed plans given the low height of the garden walls.

Best regards,

Florent and Karla de Montbel  
(no 10 Dartmouth Park Road)

Sent from [Mail](#) for Windows 10