

**2. Overlooking.**

In their draft report the officers state that *"Whilst some loss of privacy may result from some of the terraces, the impact would be limited and focussed on views into the public realm in any even. The level of overlooking is considered not to constitute undue harm to neighbouring amenity."*

In our opinion the officers cannot have undertaken a site visit to assess the impact of the proposals on the amenities currently enjoyed in the rear garden of adjoining 18B.

I have carried out site visits with Mr and Mrs Fox, viewed the proposals from the rear garden of 18B and concluded that due to the height of the upper floors of the replacement dwelling, the introduction and extent of the proposed balconies and the expanse of the upper windows on the rear elevations of the proposals will result in an unacceptable level of overlooking and loss of privacy. To suggest otherwise is neither a fair or correct judgement.

In addition to the above, it has been brought to my attention that the proposals cannot be built without use of the adjoining private lane to the immediate east of the application site which is clearly outside the applicants' "red line" on the submitted site plan. Before any approval is granted the applicant should clarify the position on how the redevelopment can be completed without using this private lane. Should this private lane need to be used as access for construction works this in itself will have serious impacts on the immediate area in terms of traffic noise and all those activities associated with a major residential redevelopment scheme. At this point in time this important fundamental consideration appears to have been overlooked. Any consideration of the application should at the very least be deferred until such time as the applicants have provided clarification on this issue.

In light of the above additional considerations, together with the many justified objections received by all other local parties this application should be refused.

Should you require any additional information please contact me at the above address. I would appreciate confirmation of receipt of this together with my previous letter dated 6<sup>th</sup> April 2021.

Yours sincerely,



Kaz Ryzner. MRTPI.