

Introduction

This document has been prepared in support of the appeal against the attachment (in part) of condition 6 to Planning Permission reference 11/97343 granted by New Forest District Council on the 30th of August 2011 for the above project.

Planning Application

The application above was a resubmission of a refused planning application reference 11/96684. The sole reason for refusal was that a proposed first floor window serving the living area of flat 8 on the south elevation (along with the balcony and bedroom window serving the same flat) "would result in unacceptable overlooking of the adjoining neighbouring properties".

Although there is an existing condition of south facing windows on this elevation, it was agreed in correspondence with the case officer, Richard Natt, that by providing obscured glazing to the living area window, and a privacy screen to the balcony, the overlooking issue would be resolved.

With these amendments made the application was resubmitted and granted permission with conditions. Number 6 of which pertains to obscure glass being provided in the aforementioned south facing window, and also the north facing first floor window serving the hallway which would overlook number 2 Kings Arms Lane.

While our client is happy that the glazing for the north (hallway) window be obscure glass, they wish to appeal its requirement for the south (living/dining area) window.

Grounds For Appeal

1 Existing Condition of South Facing First Floor Windows.

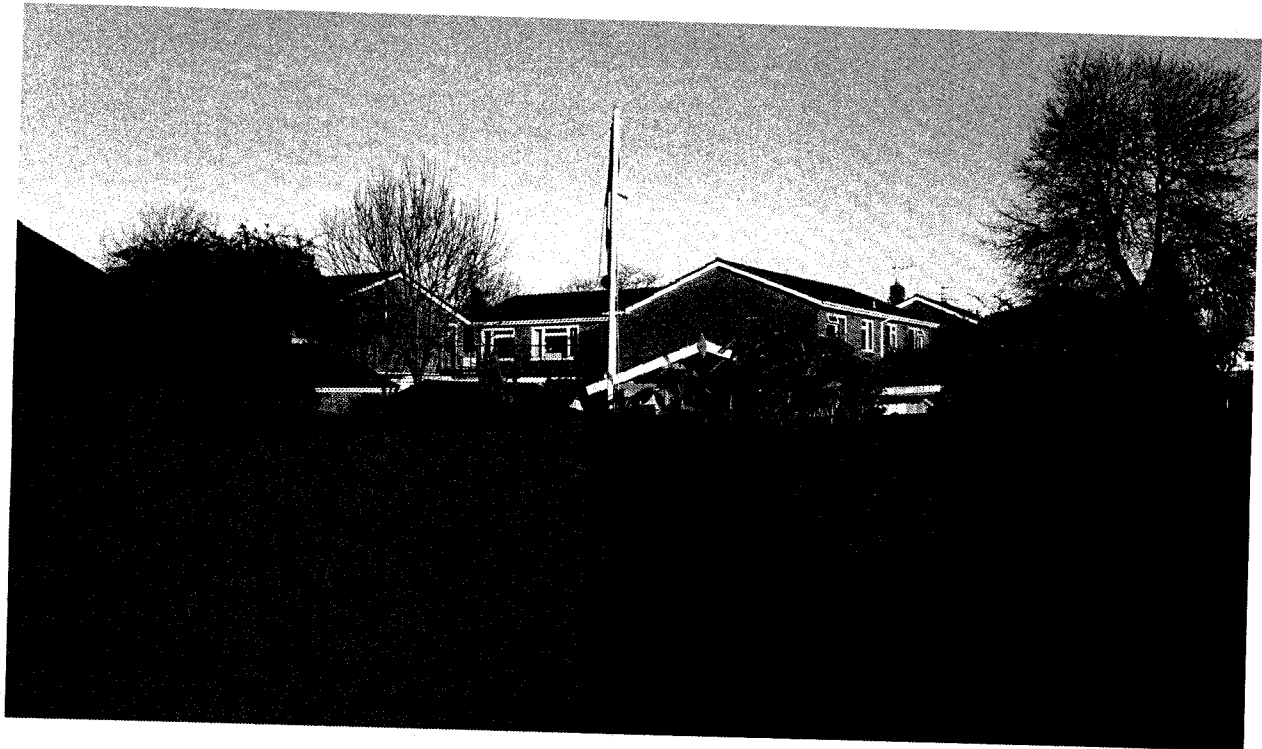
As mentioned above, there is an existing condition of south facing first floor windows which overlook the neighbouring properties in question. In relation to these properties the proposed south facing window will be no closer than the existing windows, which in comparison are larger in size than the proposed window.

In addition to the copies of all documentation that accompanied the original application, I have also attached a new drawing; 1243.29. This plan shows the location of the existing first floor south facing windows with a dimension to the closest neighbouring building, as well as the location of the proposed first floor south facing window, also with a dimension to the closest neighbouring building.

Flats 1, 2, 7 and 8 Mary Mitchell Close, Lynes Lane, Ringwood, Hampshire, BH24 1EH

Figure one below shows an image of the existing situation, with the location of the proposed south facing window marked by a red outline.

fig. 1

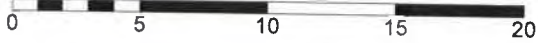


You will also see from the attached documentation (1243.08C and 09E) that the proposed south facing window (approved by New Forest District Council) projects from the building. Unlike the south facing pane, the east and west facing sides are to contain clear glass windows which to a degree will overlook the neighbouring properties regardless of the obscured south facing portion.

It is our position that the south facing portion of the proposed first floor window serving flat 8 will not exacerbate the existing or proposed overlooking situation to such an extent that it warrants the requirement of obscured glazing, and ask that such a requirement be removed from condition 6.

Martin Hammond BA(hons) DipArch

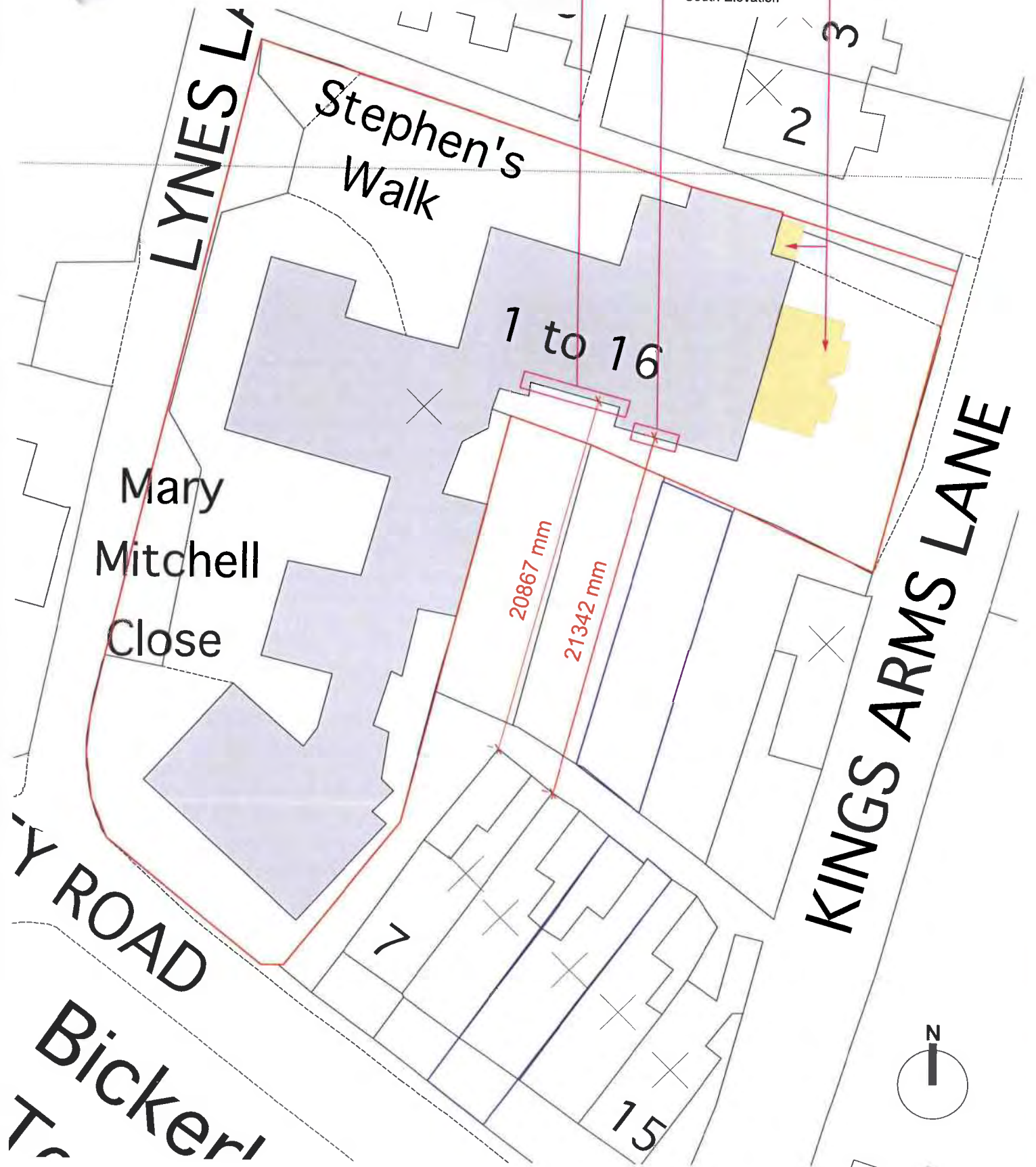
Scale : Metres



LOCATION OF EXISTING WINDOWS
see drawing 1243.09E:
South Elevation

LOCATION OF PROPOSED WINDOW
see drawing 1243.09E:
South Elevation

LOCATION OF APPROVED EXTENSIONS



No. Date Revision

Project
Mary Mitchell Close
Ringwood, BH24 1EH

Drawing
Site Plan for Appeal

Date
01.12.2011

Scale on A3
1:200

Dwg No
1243.29

All dimensions to be checked not scaled This drawing is copyright of DUA



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