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Planning Ref SMD/2018/0001

Grounds for appeal

The LPA refused the above application based on two grounds

- 1) Taken from the decision notice 'The proposed balcony and privacy screen represents an alien feature which is not characteristic of the surrounding area'

Following the refusal it has become apparent to me that there are at least four local properties within ¼ mile that feature a balcony to either the front, side and rear of the properties.

Please see 'Local Balcony location plan', this details the four local properties relative to my property.

Please see the uploaded photographs as set out below

'60 Meigh Road front and rear balcony', '60 Meigh Road' and '60 Meigh Road planning application' demonstrating planning approval. The Google street view and satellite view show the balconies to the front and rear, both of which also stretch to the side elevation. Neither balcony offer a privacy screen and expose views of neighbouring principle windows.

'6 Cotehill\_1' and 6 Cotehill\_2 show another balcony to the side elevation with exposed views of principle windows and no privacy screen.

'125 Washerwall Lane' and '76 Chatsworth Drive' demonstrate balconies to the front of the property in the local area.

The privacy screen proposed was added following discussion with the LPA, the balcony does not overlook any principle windows and the screen proposed is in keeping with the host property, please see 'Garden Glass Balustrade' demonstrating the use of similar materials.

It is now clear to me that balconies are not an alien feature of the local area.

- 2) Taken from the decision notice 'The proposed balcony would result in loss of privacy'

Please see 'Privacy screen' photograph. In order to demonstrate the effectiveness of such a screen I erected a scaffold to the height of the balcony and assembled screen constructed from floor panels to show how effective the screen would be in completely blocking any overlooking whilst using the panel at an angle of 20 degrees allows sunlight onto the balcony

and maintains the views that were the sole reason for adding the balcony feature, please see 'View' photograph. At no point have any objections or concerns been raised by neighbours.

Based on the fact that other local balconies offer no screening at all I feel I have taken all reasonable steps to eradicate any potential of overlooking. Furthermore, I will be removing a window from the side elevation that overlooks the neighbour below and therefore actually reducing any potential to overlook if it was perceived as a problem.

Your consideration to the above points raised would be most appreciated, please don't hesitate to contact me if you have any questions or queries.