From: Martin Robins <
Sent: > 17 May 2018 12:15
To: Planning (SMDC)
Subject: Application SMD/2018/0253

Categories:

fao Mr Swithenbank, reference to application SMD/2018/0253

I am the neighbour at no2 Miller's View on the relevant side of the proposed extension at no1.
I have no objection in general to the proposed building work of my neighbour, however, I have concerns with the proposed side window which I understand to be a bathroom window. It appears from the plans that this window is intended to be fully opening. At the rear of my property I have a very private patio area closest to the house which is currently not overlooked at all. As no1 sits significantly further back from the road than my property, the proposed side window would sit almost in line with my private patio area and should it be fully opening, particularly in warm weather, it would be likely to be kept open much of the time and would remove the privacy of the only private (not currently overlooked) area of my garden, allowing any current or future occupants of the house to look directly into this private area at any time. I respectfully suggest that this is neither a fair nor appropriate thing to accept.
As the window in question is not a principal window and other windows of the new over-garage extension front and rear would allow the required escape routes for fire regulations (fully opening) there would appear to be no need for the side ensuite bathroom window to be fully opening. Naturally, being a bathroom it would be the usual thing for that window to be glazed in obscured glass, but I feel it necessary and relevant to ask, if possible, that the glazing be stipulated to be significantly obscured (heavily frosted) to allow the light in but not allow any clear view out.
So, to clarify, I would be strongly in objection to this side window being anything other than only a smaller upper casement opening for ventilation, NOT fully opening, and feel it fair to stipulate an adequate level of obscuration in the glazing.

Additionally I have one other secondary concern over the side window which isn't really an objection but a point I feel is fair to consider. My house would also lend itself well to extension over the garage (almost the mirror image in shape to no1) and it is something that I have always considered and may well wish to do in the future. I am concerned that the proposed side window at no1 might subsequently become a factor, due to light issues, which might impact on any future application I might make for an almost identical alteration/extension. I feel it would be very unfair to allow one property owner to carry out alterations in such a way that would then not allow the neighbouring property to carry out similar work. I appreciate that none of us can know or comment precisely on what planning issues or permissions may be made hypothetically in the future, but wish to make a record of this understandable concern and therefore receive some reassurance or clarification that this might be taken into consideration to hopefully avoid any issues in the future that would prevent me making a similar application to that being made now by my neighbour.

Thank you

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