

1. Nichol Road Precedence Comparison

The applicants would like to draw the planning office attention to the planning permission granted to 34 Nichol road, year 2018. The following table lists the comparisons between the planning permission we are requesting, which have benign footprint on neighbours, compared to large footprint that 34 Nichol road has on their neighbours. Although 34 Nichol road planning permission received 2 x objections from left and right side neighbours, the planning permission was granted and was not rejected



Figure 2 4 Heathfield Road



Figure 1 34 Nichol road



Figure 3 4 Heathfield Road -current view

As shown in Figure 3, and comparing it to Figure 2. The current view from the existing bathroom doesn't change more than few m2 with the new proposed planning permission. While the planning permission granted to 34 Nichol road, although had 2 objections and expose more than 60% of the left side neighbour garden the permission was granted without any problem. Area comparison is listed in Table1. The figure below shows the view 4 heathfield road has from the bathroom, which confirm the above drawn red footprint



Figure 4 Current view from 4 Heathfield Road Bathroom

Table 1 4 Heathfield Road vs 34 Nicol Road

Parameter	4 Heathfield Road	34 Nichol Road
Total Plot Area (m ²)	750	850
Left fence house	90 degrees position bungalow	90 degrees position bungalow
Right fence house	Parallel Bungalow	Parallel Bungalow
Back garden total area for left side neighbour(m ²)	33.6	520
Area of left side neighbour garden currently exposed by bathroom(m ²)	7	NA
Area of left side garden exposed by planning permission plan(m ²)	11	350
Number of neighbours objected to the planning permission	1	2
Planning permission outcome	Pending	Granted 2017/2018

2. 1 Maytree road and 2 Heathfield Road view on 4 Heathfield Road Garden

The applicant garden is totally compromised by 1 Maytree road dorms. Many occasions the neighbour looks directly over all the applicants' garden. The submitted plans have a benign effect compared to the current view. While the applicant's garden being totally compromised by 1 Maytree road, which indicates a discrimination and unequal rights of neighbours. As shown in Figure 5, the applicant's garden and the house is 100% exposed by 1 Maytree road. Not only this but the neighbour has views over the whole garden and also over the bathroom, living room and kitchen areas, penetrating the privacy in the garden and even into the house. 1 Maytree road view 350m² of 4 Heathfield Road garden, while the current 4 Heathfield road view on 1 Maytree road is only 7m² and will only increase to 10.5m² with the new extension.

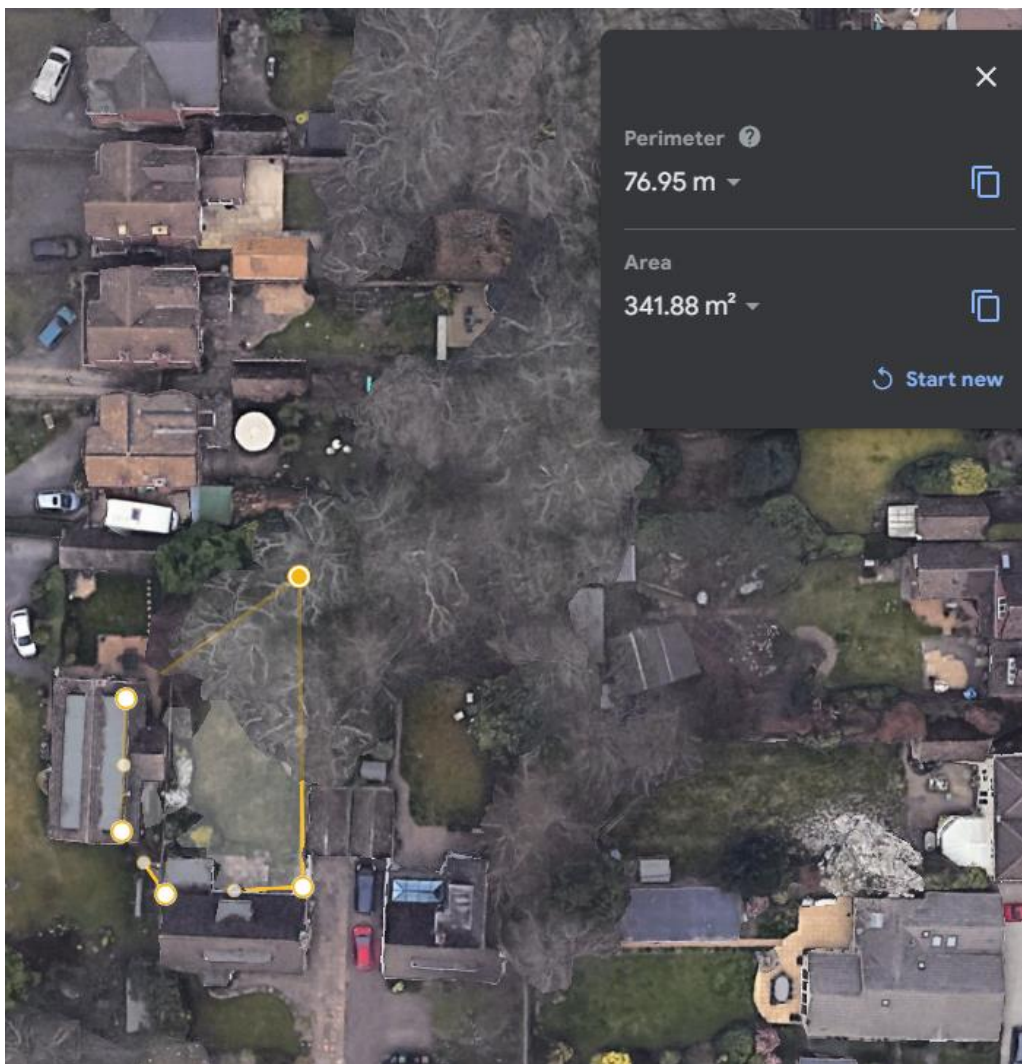


Figure 5 Area of applicant's garden exposed by 1 Maytree Road



Figure 6 1 Maytree Road view on 4 heathfield Road Garden

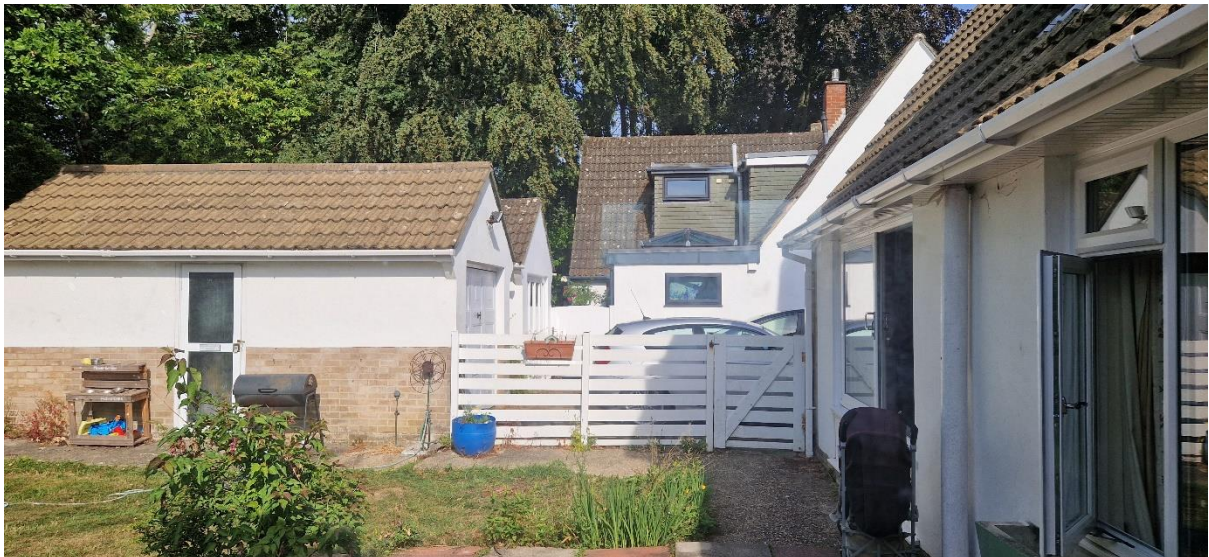


Figure 7 View of 2 Heathfield Road on 4 Heathfield Road Garden

It is also important to draw the planning officer attention to the fact that 1 Maytree road garden is totally exposed by their neighbour in 3 Maytree road, which they have 100% view of the back garden as shown below:



3. Can reducing the extension by 1 meter have any effect on the view on Maytree road garden?

The short answer is No as shown in the figures below. The change in privacy between the current bathroom view and the submitted plan is only 3.5 m² additional view on the garden. The 1m reduction in the extension would only represent 25% reduction in the 3.5m² additional area that will be exposed which is around 0.9m² (i.e strip of 30 cm wide by 3m long) which is benign and doesn't make any noticeable difference to the privacy, that even can be considered as a rounding error. As shown in the below google earth snapshots, even the total viewed area doesn't decrease by more than 5%, which makes the solution of reducing the extension by 1m has no effect at all on the neighbours privacy.



Figure 9 4m Extension

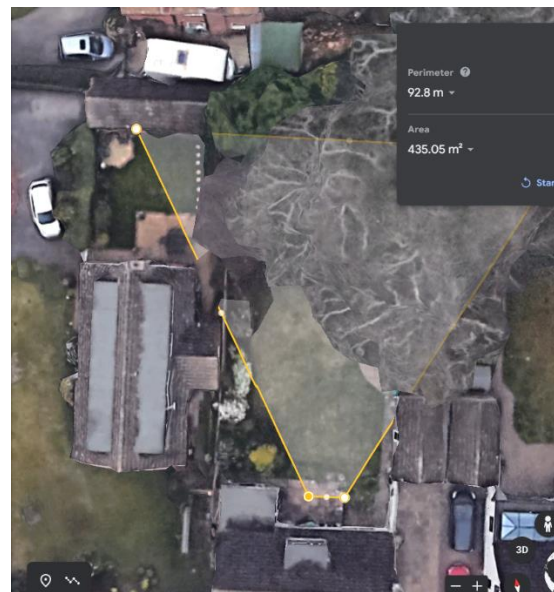


Figure 8 3m extension (same level as current extension)



Figure 10 Current view from Bathroom

