

76 Rectory Lane
Long Ditton
Surbiton Surrey
KT6 5HW

6th September 2024

3C Eagle Way
Temple Quay House
2 The Square
Bristol
BS1 6PN

Your Ref: APP/W1715/W/24/3345833
Application: F/24/96708

Dear Ms Hardy,

We confirm receipt of the documents regarding our planning application appeal above.

Comments on Mr C Larkin's note

- **Overlooking** appears to be Mr Larkin's main objection. We will install obscure glass to the rear bedroom to at least **Pilkington's level 3** standard.
- The window described as "excessively large" is an overstatement. The **window is of regular size** and in fact is regulated by the roof eaves.
- Regarding **ecology** points raised, these items are covered in your **LPA Suggested Conditions** report, which we will employ experts in each field and of course will fully comply with.

Comments on Eastleigh BC's note

- The area is a very mixed in character and appearance and therefore our proposed development will serve as **no detriment** to the existing area.
- The residential amenity of overlooking no.58 and 60 Bursledon Road, and no.2 Foord Road will be nil, due to the **obscure glass** across the windows. The bedrooms are typically places of rest and mainly used during night time. Therefore, obscure windows are acceptable to this application. There is much outside space and clear downstairs windows for the occupiers to use.
- The other points covered in the note are fully covered in your **LPA Suggested Conditions** which we welcome and will fully **comply** with.

We hope we have answered the concerns raised and I repeat we will carry out any proposed development fully and completely within the terms of LPA Suggested Conditions.

Whilst the supply of one house is unlikely to impact, neighbours or housing targets, to any major extent in itself, it will make a great difference to the family occupying it, by providing them with an affordable step into home ownership.

We hope you look upon our application and appeal favourably.

Yours sincerely

Helen Jones