

From:
To:
Cc:
Subject: Proposed development at 51, Woodside Road, HD4 5JF; application 2023/90359
Date: 20 February 2023 12:09:02

Dear Laura Yeadon,

We understand that you are the designated Planning Officer for the proposed developments at 51, Woodside Road; application 2023/90359 and we are writing to submit our urgent concerns about several aspects of the proposal.

We have lived at 78 Beaumont Park Road, Beaumont Park, HD4 7AY since 1988 and the width of our rear garden backs onto all the garden of 51, Woodside Road and parts of both 49 and 53; as a result we believe that our privacy will be seriously compromised by the planned extensions.

The proposed extensions will not only increase the width of 51 Woodside Road but also increase the height of the property and bring its overall footprint closer to our property. In these three ways we find the proposals to be potentially overbearing and dominating. Crucially, the proposals will breach our rights to privacy on several counts.

Firstly, we strongly object to the proposed balcony which will overlook our home and garden. It will apparently run the full width of the enlarged building and have a major impact on our privacy and right to continue to enjoy our garden and home. The proposed balcony will clearly be intrusive and directly overlook our kitchen and upstairs bedroom.

We have enjoyed our home and garden for over 30 years and would argue vehemently that a balcony (of any size or sort) is not in keeping with this area at all. Moreover, the proposed erection will allow clear line of sight into our private space.

Secondly, the proposed dormer extension to create more living accommodation in the roof space of 51, Woodside Road will be a further breach of privacy as the triple dormer windows will, again, look directly down and across into our property. We would reiterate that we have enjoyed our privacy for over 30 years and find this further aspect of the proposals both intrusive and dominating.

These proposed changes to the roof height/width will also impact our natural line of sight in a harmful way. We are further concerned that the expansion outwards of the property will, in effect, bring all of these concerns even closer to the rear of our property and further impinge upon our privacy.

In the last 30 years we have noticed some developments in this area which have seemed proportionate and in keeping with the existing housing stock but these proposals seem neither in keeping or proportionate. To allow such an enlargement on such a plot in such an area would severely compromise the existing rights to privacy of several of the neighbouring properties, including ours.

We would welcome the opportunity to hear more about these proposed developments and to

understand any decision you may reach.

Yours sincerely,