

The “Entrance Canopy” is an Intended Sitting Area Potentially 1 Metre Higher and 1.5 Metres Closer

I wish to raise a further serious concern about the veranda at the front of Plot 23 and the effect of the apparent increase in the dwelling’s level upon the privacy of our home.

The CGI and Supporting Statement submitted under application 2024/91236 must be read together. The applicant did not describe the projecting roof merely as an entrance canopy. The statement expressly says that the steel posts extending beyond the enclosed structure:

“establish a sheltered patio area within the morning sunpath – ideal for enjoying the morning sun with a coffee.”

This confirms that the covered area was deliberately designed as an outdoor sitting area where residents could remain for extended periods. Its use for seating and recreation is therefore not speculation.

The veranda roof projects approximately 1.5 metres beyond the front elevation. Consequently, the relevant position for assessing overlooking is not Plot 23’s front wall or the glazing beneath the main roof. It is the outer edge of the veranda, where residents could sit or stand approximately 1.5 metres closer to our property. Illustration A indicates the planned seating area; highlighted by the green box.



Addition of front glass structure

The proposed revision adds a glass-fronted, single-storey structure to the front of the property. The design intent visually balances the façade of the property, creating cohesion of shape and form, which provides more architectural appeal and adds a feature point.

It has been carefully incorporated, reflecting local character in style and material, rather than being an ‘add-on’ to the property.

The roof will be finished in high-quality blue slate, matching the roof of the property, delivering design continuity, whilst the contemporary glass windows are naturally transparent, therefore reducing the impact of altering the original, approved design.

Additionally, the steel posts that extend beyond the internal footprint serve a dual purpose: they provide a covered entryway, shielding occupants from inclement weather, and establish a sheltered patio area within the morning sunpath – ideal for enjoying the morning sun with a coffee.

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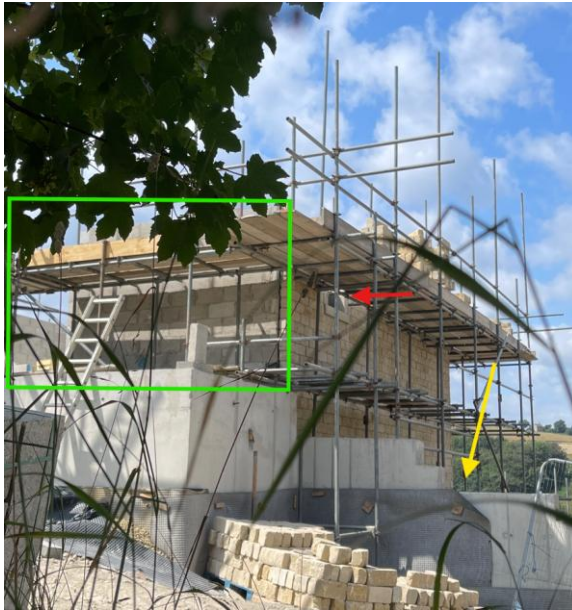


Illustration A
Plot 23 - Corner of ground floor front/east elevation

Our latest calculations also indicate that the as-built level could be approximately 1 metre higher than the approved level. Subject to confirmation through accurate survey data, the intended sitting position may therefore have moved both:

- approximately 1.5 metres towards our property; and
- potentially approximately 1 metre upwards.

Residents' seated and standing eye levels would be raised by the same amount. This materially changes the potential sightlines towards bedrooms 2 and 3 at our bungalow. Any

assessment undertaken from Plot 23's front elevation, or using the originally approved level, would understate the actual effect.

The CGI is also potentially misleading in this respect. It shows the veranda as an empty architectural feature, with no chairs, table or occupants beneath it. The written statement reveals that its intended purpose is a sheltered sitting area.

The applicant's reliance upon boundary treatment is similarly unconvincing. The Supporting Statement says that the hedge and drystone wall will provide privacy, but also says that both will be kept low so that the dwelling remains "open to view". Low boundary treatment cannot simultaneously keep the dwelling open to view and provide reliable screening between an elevated sitting area and the bedroom windows of the property opposite.

Unapproved east-elevation window and potential veranda extension

Our concern is heightened by the ground-floor window that has already been constructed in the east elevation.

That window is not shown on any of the approved drawings, nor has it been included in any subsequent application seeking permission for its retention. Illustration A highlights the position of the window using the red arrow. It physically exists, but continues to be omitted from the planning drawings. It must therefore not be treated as part of the approved baseline for assessing either the current application or any future proposal.

From visual inspection, the window appears to sit below the level at which the existing veranda roof could be continued around the east elevation. The approved front veranda has therefore established a compatible roof height, while an additional, unapproved window has already been inserted along the potential route of a wraparound structure.

This is a tangible example of the salami-slicing about which we are concerned. An alteration has been constructed without first being shown and assessed through the planning process. If it is subsequently accepted merely because it already exists, it could then be relied upon as part of the physical baseline for a further proposal to continue the veranda around the east elevation.

The correct comparison is not between a future veranda extension and the building as it happens to exist by that time. It is between the cumulative development and the dwelling shown on the approved plans. The unapproved side window cannot be allowed to become a *fait accompli* or an assumed justification for another incremental alteration.



Illustration B
Plot 23 – Unexplained foundations

The purpose and intended finished treatment of the area containing the drainage chamber on this side of the building have also never been satisfactorily explained. Illustration B shows this area. Illustration A highlights the location of this area using the yellow arrow. Taken together, the unapproved window, the compatible veranda roof height and the unexplained area alongside the east elevation provide a reasonable basis for requiring clarification now.

I would also expand the requested actions to include:

1. Confirm the approved and surveyed as-built levels of the surface beneath the veranda.
2. Assess seated and standing sightlines from the outer and eastern edge of the veranda towards our property.
3. Formally record that the ground-floor east-elevation window exists but is absent from the approved and currently submitted drawings.
4. Confirm whether the window is being investigated as a breach of planning control and require any application seeking its retention to assess its amenity and overlooking effects.

5. Require accurate as-built east-elevation drawings before determining application 2026/91657. The present drawings should not be accepted as an accurate representation of the development while they omit an existing external opening.
6. Explain fully the purpose, level and proposed treatment of the area containing the drainage chamber.
7. Assess the unapproved window, veranda, increased levels and current proposals cumulatively against the originally approved dwelling—not against the progressively altered physical building.
8. Attach a condition preventing the veranda, canopy, roofed terrace, raised platform or associated balustrading from being extended or enclosed around the east elevation without express planning permission.

The Council should not treat this simply as an entrance canopy. The applicant's own statement establishes that it is an intentionally created outdoor sitting area. If that sitting area is now being provided approximately 1.5 metres nearer to our home and potentially approximately 1 metre higher than approved, its effect upon our privacy requires a fresh and properly evidenced assessment.