

Planning Application Statement:

1. Balcony Addition:

The planning application proposes the addition of a balcony to the property. On top of an existing flat roof. The balcony will serve as an extension of the living space, providing an outdoor area for the residents to sit and enjoy.

2. Satin Glass Screen:

The balcony will be equipped with a satin glass screen to enhance privacy. This screen will prevent direct visibility to and from neighbouring properties, ensuring a comfortable and secluded environment for the residents.

3. Visual Amenity:

The inclusion of the satin glass screen has received positive feedback from the majority of neighbours. They have expressed that the balcony, with the screen, enhances the visual appeal of the property compared to just having a view of the roof.

4. Coherent Design:

The proposed balcony and satin glass screen have been carefully designed to blend harmoniously with the existing architecture of the property. The materials and colours chosen are in line with the surrounding environment, ensuring a cohesive and aesthetically pleasing appearance.

5. Community Benefits:

The addition of the balcony with the satin glass screen will not only benefit the residents and neighbours but also contribute to the overall visual amenity of the neighbourhood. It will enhance the character and attractiveness of the area, potentially increasing property values.

6. Compliance with Regulations:

The planning application adheres to all relevant regulations and guidelines regarding balcony construction and privacy requirements. The proposed satin glass screen meets the necessary standards for privacy while still allowing sufficient natural light to enter the property.

7. Consideration for Neighbors:

The privacy concerns of neighbouring properties have been taken into account, and the satin glass screen addresses these concerns effectively. In fact the satin glass screen increases the privacy for the neighbours as opposed to direct view from existing windows. The balcony design ensures that the privacy of neighbouring properties is respected while still providing an enjoyable outdoor space for the residents.

Conclusion:

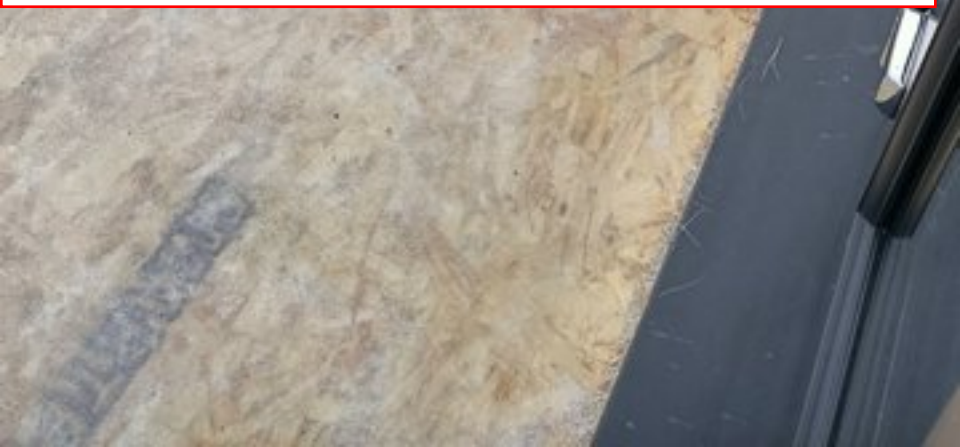
The addition of the balcony with a satin glass screen will not only provide increased privacy for the residents and neighbours alike but also contribute positively to the visual amenity of the property and the surrounding neighbourhood. The planning application has been carefully prepared to ensure compliance with regulations and to address any potential concerns from Neighbours.

I have included some pictures of before and after the satin glass screen was installed, you can see from these that I have decreased the view I have of the neighbouring properties and them of mine. See below.

Furthermore I would like to apologise for carrying out these works without the benefit of planning permission, as the roofer assured me I didn't require it as he had done this several times before.



number 3 pitt street before
Satin glass screen





number 3 pitt street after Satin glass screen

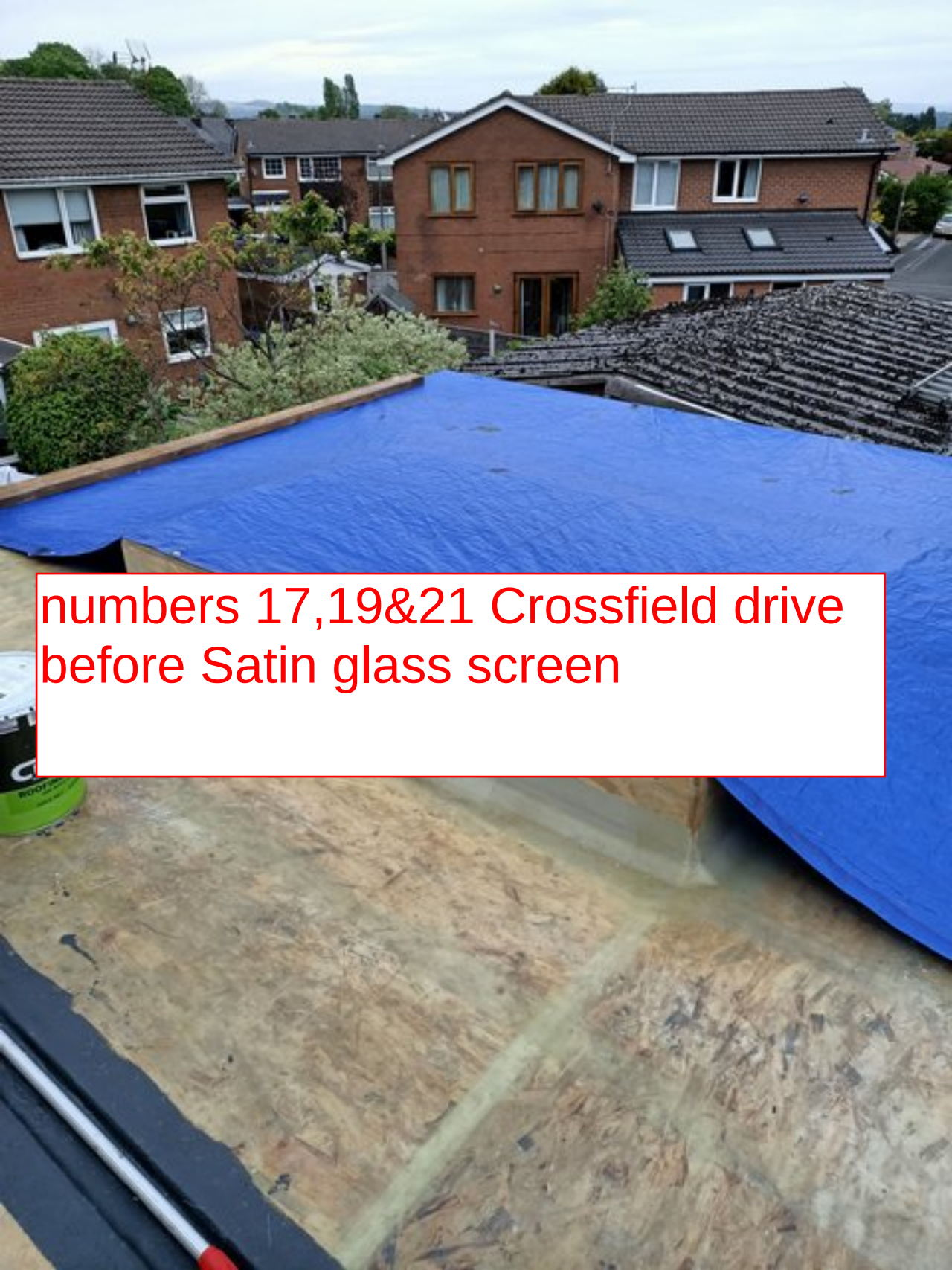


numbers 13&15 Crossfield
drive before Satin glass
screen



A photograph of a rooftop terrace. In the foreground, there is a large, rectangular skylight with a black frame, set into a dark, flat roof surface. To the right and extending into the background is a glass railing system. The railing consists of vertical stainless steel posts connected by horizontal stainless steel rails. Between the rails are large, rectangular panels of frosted glass. The terrace floor appears to be made of dark, wet paving stones. In the background, beyond the railing, there are residential houses with brick walls and tiled roofs, and some greenery. The sky is overcast.

numbers 13&15 Crossfield drive
after Satin glass screen



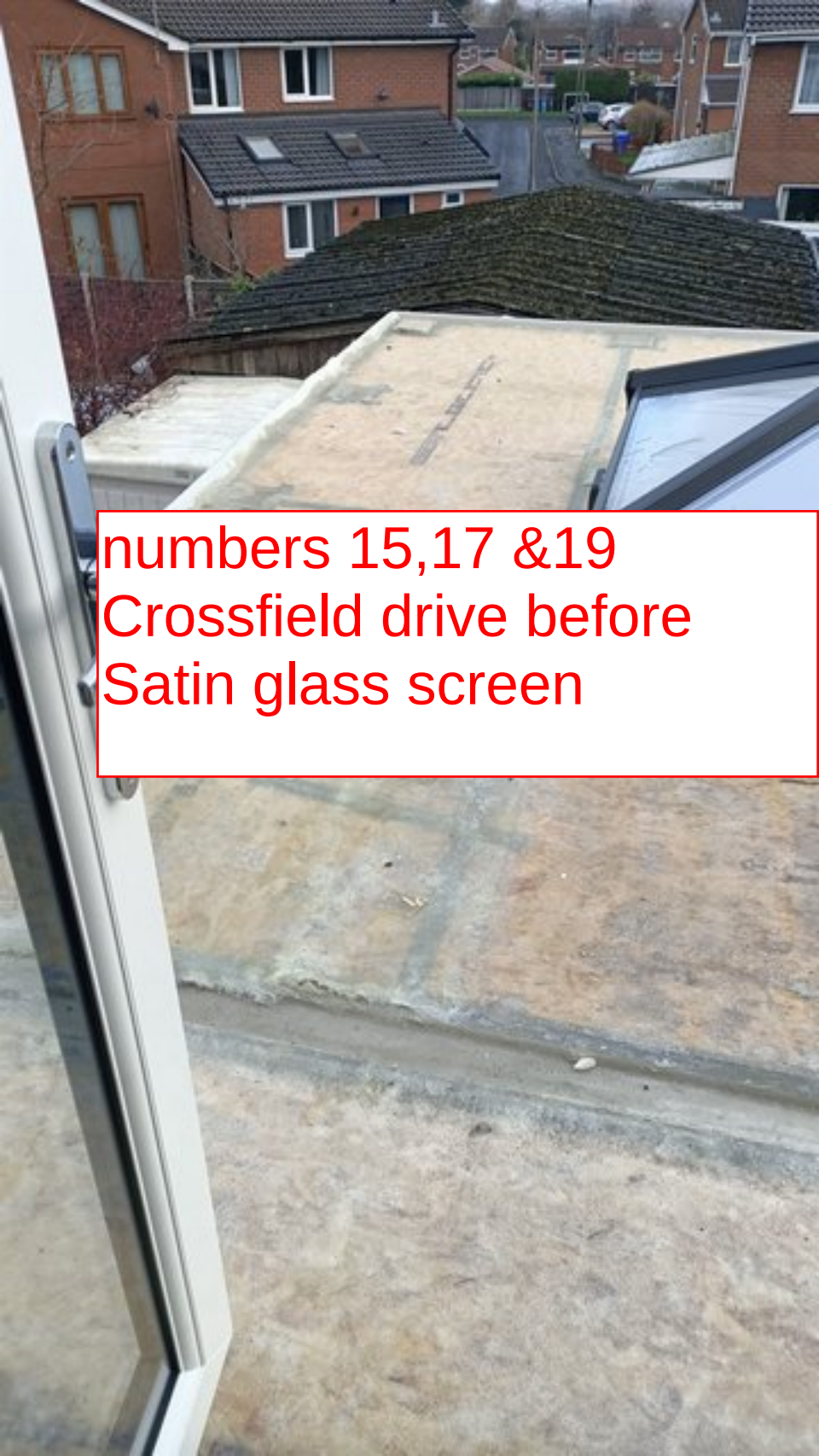
numbers 17,19&21 Crossfield drive
before Satin glass screen

A photograph taken from a balcony looking out over a row of brick houses. The balcony has a railing made of silver metal posts and frosted glass panels. In the background, there are several two-story brick houses with brown tiled roofs and white window frames. The sky is overcast and grey. A white text box with a red border is overlaid on the bottom left of the image.

numbers 17,19,21 & 23 Crossfield
drive after Satin glass screen

An aerial photograph of a residential property. The main feature is a large, flat, grey roof with several small, square, raised sections. To the right, there is a conservatory with a curved, corrugated metal roof. In the background, a dark brown tiled roof is visible, with a wooden ladder leaning against it. To the right of the conservatory, there is a green lawn with a blue swing set and a black metal table with chairs. A red brick house is visible in the upper left corner. A white text box with a red border is overlaid on the lower left portion of the image.

numbers 15,17 & 19
Crossfield drive before Satin
glass screen



numbers 15,17 &19
Crossfield drive before
Satin glass screen

A photograph of a balcony with a glass railing. The railing consists of frosted glass panels held together by metal brackets and a top rail. The balcony floor is dark and appears wet. In the background, there are residential houses with brick walls and tiled roofs, and some trees. The sky is overcast.

numbers 13,15 &17 Crossfield
drive after Satin glass screen



3 Pitt street, taken
from bedroom
04/10/23

19,21&23 Crossfield drive, taken
from bedroom 04/10/23



15,17&19 Crossfield drive, taken from bedroom
04/10/23

