

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 planning statement photos.

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.