Planning Application at Bramblewood, Newhouse Lane - DC/26/1373

Response to Point 5 of Agents Comments dated 2nd November 2026

From Neighbouring Property: Silverburn, Melrose Place

Regarding the point about overlooking.

From the rear building line to the rear boundary the distance is approximately 21m. The distance between the rear elevation of Bramblewood and the close point of Silverburn is approximately 35m.

We do not feel the distances between Bramblewood and Silverburn are the most relevant in regards to the issue of overlooking. As we stated in our objection letter, it is the 40% increase in height of the existing building combined with very large floor to ceiling windows on the 1st floor, which will result in overlooking directly over and into our property.

With the mixture of existing trees, hedging and fencing shields the proposal from the neighbouring properties.

We commented in our objection that shrubbery to our northern boundary effectively screens overlooking from the existing Bramblewood property. Again, however, it is the large proposed increase in building height and the 1st floor panoramic windows that means the eye line will be above existing shrubbery, and therefore allow overlooking.

Additionally, a neighbouring dwelling house to Bramblewood was granted where the distance is less than between Bramblewood and Silverburn.

We presume the neighbouring dwelling referred to is Silverwood on Newhouse Lane (which incidentally was built by the current applicant's father circa 2010 on land that was then part of Bramblewood).

We're not sure of the exact roof ridge height of Silverwood but importantly there is only one relatively small 1st floor window of a southerly aspect (ie. looking towards Silverburn), which we believe is also of a substantially lower overall elevation** than is currently being proposed at Bramblewood. A picture of Silverwood's southerly aspect below shows that while the roof ridge height maybe relatively high, much of the upper portion of the roof is void of window space. Overall the positioning of Silverwood (relative to Silverburn) and the 1st floor window elevation and size means there is effectively minimal overlooking from this property.

** A contributory factor in the difference in elevation of the relevant 1st floor windows is the slope of the land from west to east down Newhouse Lane. While it is difficult to judge the actual fall of the land, we suspect this probably adds 1 - 2 metres to the ground level of Bramblewood compared to the neighbouring Silverwood.

Silverwood’s Southerly Aspect



View towards Silverwood from the rear of Silverburn

