

Further Representation – Planning Application DC/26/0980

I am writing to make a further representation following the submission of the applicant's revised plan.

I note that the proposed 2m-high screening adjacent to my property has been changed from a privacy screen to a 2m high close-boarded fence. However, the revised drawing does not make clear whether this fence is intended to be positioned at ground level, or at the level of the proposed decking. In either case, it would not be sufficient to mitigate the overlooking impact. The difference in levels and the elevated position of the proposed decking mean that there would still be direct sightlines towards my bedroom windows. The fence would therefore not adequately address the fundamental privacy concerns arising from the application.

More importantly, the application does not provide sufficiently clear information about the existing and proposed ground levels, or the finished levels of the decking, platform and other raised areas. Given the significant differences in ground level across this part of the site, these levels need to be accurately established and measured before the overlooking relationship can properly be assessed.

In any event, the principal privacy concerns are not confined to this area. The areas of greatest concern relate to the raised platform and the gravel walkway, which would create elevated positions from which there would be direct sightlines into my bedroom windows and towards my garden. These overlooking impacts cannot be effectively mitigated by screening, as any screening sufficient to prevent these views would need to be approximately 4 metres high and would be unacceptably overbearing.

Had the established screening hedge not been removed when the applicants moved into the property, the situation might have been very different, as its removal has materially reduced the screening and privacy between the two properties.

Please find below two photographs showing the actual ground levels adjacent to the eastern boundary. They demonstrate the significant difference in levels across this part of the site and the importance of accurately establishing and measuring the existing and proposed levels and finished heights of this development.

I have also included a further photograph taken from my bedroom window towards the gravel walkway and raised platform, to demonstrate the direct overlooking from anyone standing on the raised platform or using the gravel access path to the raised platform.

These concerns have already been set out in my previous representations, and the revised drawing does not resolve them. I therefore respectfully ask the Council to refuse the application or require a substantial redesign, as set out in my previous representations.

20 September 2026

Photo 1 – Raised decking and walkway adjacent to the eastern boundary



Photo 2 – Existing ground levels and the mounds of earth adjacent to the eastern boundary.

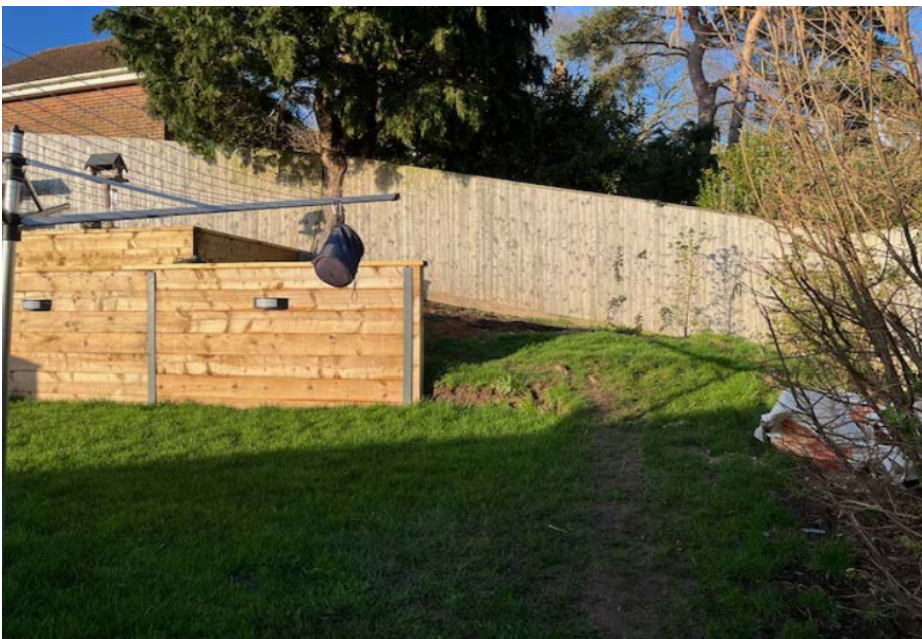


Photo 3 – View from the bedroom window towards the raised decking and walkway.

