

Hi Bismark

I refer to the DA application DA-491/2018 and our phone conversation on Wednesday 6th February.

I'm the Neighbour located at [redacted] and I have a few concerns over the current plans submitted for approval.

Front Set back is showing 6m from front boundary-

1. I have recently built and much effort has been made to ensure our home was designed to get as much natural lighting utilizing the eastern and northern sunlight throughout the morning and early afternoon. Our home is set back 8.5m from the front boundary, much like all the Neighbours that surround us including the neighbour at [redacted]. Therefore this new building will sit 2.5 metres in front of my home and will be double story. The result will be that we will lose our natural light from mid morning onwards.
2. As we stand on our front porch or our upstairs balcony, we will lose much of the street view and will be staring at a full height 2 story brick wall.
3. The look of the streetscape will be comprised with one property sitting 2.5m in front of all others.

I have spoken to the neighbour at 61 whom I know well and they are more than happy to move the property back in line between 63 and 59 houses. They commented however that they're architect was of the opinion that a duplex had to be set at 6m from the front boundary. As we discussed over the phone this is in fact not the case and they're architect is mistaken.

I am not opposing the construction and wish our neighbours all the best with their new development, however having this property sitting so far in front of our property would directly impact my family and this is simply not necessary.

Finally I would like to outline the rear west facing windows and the upstairs larger south facing window directly impact our privacy. These windows are currently designed at 1.2m high of the floor level. The rear windows will look directly into our rear living room highlight windows. The south facing larger window will look into our front living room window. I have requested if the Neighbour minded making these higher windows at 1.6m high and he had no issue with this. I would kindly request this is looked at too.

I thank you for your time and hope the above is considered and changes made accordingly.

Kind regards

To Mr B Opoku-Ware

Ive received a development application in the mail and I'm making my submission relating to DA 2018/491/1. My concern here is 1 are the rear windows of the duplex high enough for privacy? And 2 do they need to use my pit for storm water? Is their another pit or another way to go about this rather than using my pit? I reside behind the proposed duplex

Kind regards