

Design and Access Statement
New Dwelling on Land adjacent Wyndover, Harrow Hill

This application is submitted as a revision to P0304/22/OUT, refused on the 29th April 2022. It was refused for a single reason relating to loss of privacy/inadequate private garden area.

In a follow up pre-app to the planning department a draft revised scheme was submitted, in the response the officer indicated that he was satisfied that the sources of overlooking for both proposed and existing residents were resolved save for the first floor window on the North West elevation of Wyndover.

This is a bedroom window. The applicants were formally the owners of this property. This room has another window. Whilst it is acknowledged that a bedroom is a habitable room, it is not normally one in which much daylight hours are spent, but primarily used at nighttime. The opportunities or occasions for over looking will therefore be limited.

This taken together with the revised proposals should provide an adequate level of privacy. The revisions include; a slightly higher fence on the boundary with Wyndover, say 2.25 metres, this will afford the occupants of the proposed dwelling some additional privacy in the lea of this fence for a sitting out area.

Also the garden is on 2 levels, the lower and easterly half would also be difficult to overlook due to this topography.

I refer also to the officers report on the previous refusal which said;

“It may be possible to accommodate a dwelling with sufficient a private amenity space however, it will be difficult to achieve, and would need the site to be re-designed to comply with the guidance within the Residential Design Guide.”

This revised scheme now gives over 100 sq. metres of amenity space with a significant proportion shielded from overlooking. Namely that behind the parking spaces; that at a lower level and that in the lea of the fence.

It is considered that this changes affords adequate residential amenity and privacy to any future occupants. It is noteworthy that many new and older housing stock have some parts of the garden are overlooked by neighbours. This re-design is now not considered any different in this respect to examples that exist nearby.

If you require further clarification, please do not hesitate to contact me.

Yours sincerely

Mandy Rutsch MRTPI Dip Tp.

Tel:01594 837467/07798 55417 email mandy@silvapc.co.uk

