HPK/ 2011 / 1 7

SUPPORTING STATEMENT RE: Retrospective Planning Application Number

In support of my planning application I would like to make the following points;

- the balcony was constructed because my partner (Vanesa Baggott) and I genuinely believed that the documents we had received from the council allowed it to be built (copy enclosed). Although we are now aware of our misunderstanding there was never any intent to flout the planning rules

- the balcony does not cast any additional shadow but lies within the existing shadow of the house (the balcony has a north west facing aspect).

-when the initial application was presented (which included the balcony) there were NO objections raised by ANY of our neighbours.

[In 2010 we built a stone outbuilding in our garden. This year there was a complaint made by a neighbour about the outbuilding. A planning enforcement officer (Philip Nicholls) inspected the outbuilding and declared it to be within planning regulations.]

- In the initial application the council objected to the two storey extension and balcony on the grounds of loss of privacy. However in the appeal decision the planning inspectorate did not in fact consider the impact of a balcony. The new large rear bedroom window was considered as the main infringement of privacy. But the inspector considered that our neighbours

> "already experience a significant degree of overlooking and loss of privacy
>
> from the bedroom windows of each others houses".

and so the proposed window would not "materially worsen the situation".

-we are mindful that the appeal decision did not take into account a balcony, however we have taken steps to ensure that the neighbouring rear gardens are protected from overlooking by the construction of a screen across the full width of the balcony (for dimensions see drawings and enclosed photgraphs printed alongside drawings).

-the balcony has been constructed in such a way that it does not impinge on the right of access across our garden

- we have no desire to overlook our neighbours gardens. We would however like to enjoy the enhanced view that the balcony affords across the Longdendale valley.