

We are the neighbours to the rear of 7 Wilderness Road. We wish to express our strongest objections to proposed planning application 260598.

The existing rear extension of the applicant's house is already extensive. The proposed development adds further considerable overbearing bulk particularly with the addition of a 1.8m high "privacy screen". It adds a 1st floor outside terrace, bounded by a glass railing to the rear that spans circa 15m. The terrace has an area, from initial calculations, of at least 75m².

This proposed development is detrimental to the visual amenity of the area. The design and massing are out of character with the established pattern of development in this neighbourhood.

The proposed outdoor, 1st floor terrace will mean a significant loss of privacy and unacceptable overlooking into our garden and home when in use. This level of overlooking exceeds what is reasonable in a residential setting. Furthermore, the terrace is an inconsistent development to the character of the area.

No clarity is provided in the application regarding the materials intended for use in the construction of the privacy screen. This is important as we contend our neighbour has little understanding of the displeasure caused with the use of inappropriate material. We highlight this concern in the strongest terms.

By way of context, in summer 2024, the neighbour felled several trees at the back of their garden, which provided screening and privacy, to construct an outbuilding. Concrete/masonry blocks were used on the building wall facing our yet bricks were used on the opposite, i.e. the wall that our neighbour sees. No consideration, engagement or consultation with us occurred in the construction of this building. When we raised the unpleasing aesthetic during the actual build, the proposed recourse was that the concrete block wall would be rendered. This has not happened.

Our neighbour's build has been going for 18+ months. It has been disruptive to us, the street and the local community. There is a strong risk that this additional proposed development will simply add more disruption and disturbance.