

Dear Planning Committee,

Thank you for approving my speaking request. Sorry I cannot be in front of you today presenting my objections to this planning application as I have work commitments which could not be changed.

I have summarised my objections and remaining issues that I still feel are relevant after reading the case officers report.

Sunlight/Roof Design of rear dwelling – The alterations that have been provided by the applicant to bring the total height of the rear dwelling in line with what was previously approved will reduce the harm in regards to loss of light in my home, however the way this has been proposed is not acceptable in terms of design.

The NPPF states *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better place in which to live and work and helps make development acceptable to communities.”* Giving regard to that statement and reviewing the proposed plan to just remove approximately a quarter of the roof off the rear property, it does not promote good architectural design, it will be far from beautiful and will not integrate into the skyline of the surrounding area.

Paragraph 134 of the NPPF states that a development that is not well designed should be refused, especially where it fails to reflect local design policies. If we consider North Tyneside Design Quality SPD in section 4.4; *“Roof Form is an important visual element of a building. The roof design can help to convey the overall design approach of a development. Roof lines and pitches, roofing material and colour all serve to frame the street scene and skyline, particularly on low-rise development.”* Using North Tyneside own design guide it would suggest that the proposed roof design to the rear property fails to meet its own set planning standards. This is evident in the design where there is no conformity between the proposed rear dwelling, front dwelling and existing buildings in the area and the planning officers own remarks saying it would be preferable for the rear dwelling to retain a pitched roof design and acknowledges that it is not common place in the local area for the proposed roof design.

North Tyneside local plan states in DM6.1 *“Applications will only be permitted where they demonstrate high and consistent design standards. Designs should be specific to the place, based on a clear analysis to the characteristics of the site, its wider context and the surrounding area”*. As previously mentioned this design fails to demonstrate high design standards, and subsequently fails to integrate within the street scene effectively.

Whilst it has been acknowledged the current height of the rear dwelling is causing significant harm to properties on Melness Road in terms of lost amenity. A solution must be reached that is not to the detrimental effect of the local community in regards to visual amenity, skyline and character of the local area. The better solution to achieve a lower ridge height would be to reduce the overall pitch of the full roof to reach a total height that was previously approved in 2014.

Privacy – Due to the significantly raised ground levels of this rear property I now face being watched by the prospective occupants from their kitchen/dining room windows into my garden and habitable

rooms within my property through no fault of my own. I find this unjustified that this is to be considered acceptable.

In the original grant of planning permission the ground floor views towards Melness Road would have been obscured by the boundary treatment which was mentioned in the case officer report back in 2014. The levels of this property have now changed which gives future occupants direct line of sight into my garden and living room window from their ground floor rear windows. This is not acceptable and fails to meet DM6.1 of the local plan as it does not provide a good standard of amenity for existing and future residents of buildings and spaces.

There is no boundary treatment blocking views into 57 & 59 Melness Road as the current ground floor height exceeds the capacity to what the existing boundary treatment is able to obscure. I have attached an image which hopefully will be presented to the committee showing the view from my rear living room window. In this you can see how half of the Kitchen/Dining room windows are visible above the brick wall at the rear of my garden. The current fixed boundary treatment is not suitable to protect this privacy and I ask that the committee today requests that this fixed boundary treatment is increased to a height which would protect our living environment from visual intrusion.

The separation distance is approximately 22 meters from my rear window to the applicants ground floor windows; this is 2 meters short of the distance needed to read a UK registration plate in a driving test and gives perspective of the detail I can see of this house and what the prospective occupants will be able to see without changes being made to the fixed boundary treatment.

In conclusion I feel that this planning application fails to meet planning criteria set in North Tyneside Local plan and the National planning policy framework. The design and scale of the proposals put forward are not in keeping with the surrounding area, it does not provide a better place to live and fundamentally fails to accord with the Councils "Design quality" SPD, Local Plan policies S1.4, DM6.1 and guidance from the NPPF particularly section 12 "Achieving well-designed places" paragraph 126.

Thank you for your time today.

Yours faithfully,

Thomas Skeet