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[REDACTED]

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Response to planning application 26/01010/FPH, 37 Manton Road, Hitchin, SG4 9NP

Background

The original property was a bungalow. This had planning permission in 2000 to convert from a bungalow to chalet bungalow, extending into the garden and into the roof, creating 2 small dormers with opaque windows looking towards 39 Manton Road.

The changes made recently converted the two small dormers into one large dormer and replaced the opaque windows with clear glazing.

Windows in the dormer

The Cover Letter 5 May, states *'the dormer windows have been replaced like for like in terms of their size, position and location. Notwithstanding this, the windows in the replacement dormer are proposed to be obscured glazed.'*

The windows were specified on the original planning application 00/00921/1HH (dated 14.06.2000) to *'be obscure glazing and shall permanently be maintained as such'* and shown on the plans as obscure glazing. We have lived at 39 Manton Road for 19 years, the windows have always been obscure glazed

Furthermore, The Cover Letter 5 May states a misleading point of *'Notably the previous side dormers were not obscured glazed'*. See below for a view showing the obscure glazing that has been in place since at least 2006. Therefore the *'betterment'* quoted is not actually an improvement.



Link to rightmove in 2017 where you can see the obscure glazing.

<https://www.rightmove.co.uk/house-prices/details/ce5399bf-4379-48ba-9903-3f906aea68ae?v=media&id=media14&ref=photoCollage>

The windows appear to be larger than the 1200mm*900mm proposed in the original application 00/00921/1HH. Below shows the full dormer with larger, clear glazed windows (taken from our bedroom)



Habitable space

Previously the two dormers housed an En-suite and a bathroom. Therefore, the opening of the windows did not impact us, as they were not habitable rooms. The new dormer is now a habitable room, with opening windows looking directly into the bedroom and all aspects of the garden. This is causing an unacceptable harm to living conditions and significant loss of privacy in what was a secluded garden and bedroom

As this is a side elevation, the windows should be obscure-glazed and non-opening, or have opening parts 1.7m above the floor to protect neighbours privacy. These rules have not been adhered to.



Picture above is the view from the patio.

It was also noted in the Cover Letter 5 May, *'that side windows facing habitable rooms are a design feature of multiple houses along this street'*. That is only true of original developments that were designed as such. Where bungalows have been converted using dormers, they have obscure glazed, non opening windows when next to the original chalet bungalows. This is shown by the point made about no 41. This is a chalet bungalow with a side window as part of the original design.

Dormer aesthetics

The new dormer has been disproportionally enlarged and is very overbearing from our house and garden. It is creating a significant loss of privacy as we are overlooked by habitable rooms. The cumulative development of this enlarged dormer has a negative impact on our living conditions, it fails to meet Policy D3 in that it is causing significant over-looking.

Permitted Development

We would ask you to consider the area allowed under permitted development as there are many sheds and outbuildings in the garden in addition to the new space created by the dormer

Conclusion

This development was delivered without planning permission.

The resultant impact is an overbearing dormer, housing a habitable room, with larger windows overlooking our bedroom and entire garden, giving us no privacy.

The '*betterment*' described is certainly not a reality

Our ask is you enforce the rules re side elevation windows, they need to be obscure glazing (as opposed to adhesive-film) and non-opening.

Thank you for your consideration