From: Simon Lackner <lackner@btinternet.com>
Sent: 28 May 2010 19:53
To: Peter Barnett
Subject: ADC/0178/10 - 149 Greenways Crescent - retrospective application for summerhouse in rear garden

Importance: High

Dear Mr Barnett

I thought it might be useful to drop you a quick email in relation to the concerns raised by Mrs Dale in her representation dated 24/5/2010, although I am glad to see that she has "...no objection to the summerhouse, itself."

- "...it has been put on blocks to raise above our adjoining fence, which in turn does make it a blot on the landscape."

The summerhouse is located on an existing (prior to our occupation) raised area of the garden, which previously housed a shed that was closer to our eastern boundary. The single row of concrete blocks (laid flat) has been used to give strength to the base, enable levelling and keep the wooden structure slightly off the ground to minimise water penetration. The ridge height from the lower ground level also falls within the permitted 4 metre maximum, for a dual pitched roof. The structure itself has been treated with a medium brown colour and green shingles have been placed on the roof to help it blend in with the surrounding vegetation.

- "...when they are on the balcony of the summer house they can see directly into our garden which invades our privacy."

We do not have a balcony in front of or around the summerhouse and assume Mrs Dale may be referring to the existing raised area of the garden which remains on the eastern side of the summerhouse and maintains the required (more than 2 metres) distance from the boundary. We have already purchased a 'fast growing' 6-feet shrub to plant on this boundary and intend to plant other trees/shrubs along the eastern side and remove the trampoline (directly at the end of Mrs Dale's garden) in the future. The summerhouse/remaining raised garden area is already afforded some cover (to the east) by a neighbouring beech tree.

We do not intend to build any raised decking area or balcony in front of the summerhouse (i.e. the south facing end) and will simply have steps in to it, from a small lower ground-level 'patio' / seating area. This seating area will maintain the integrity/privacy afforded by the existing 6-feet fence between our properties, even whilst standing. It's also probably worth mentioning that whilst in the summerhouse, we are unable to see in to Mrs Dale's garden.

It is not our desire or intention to invade Mrs Dale's privacy and I trust my responses to each of her points will allay any concerns she may have.

Kind regards

Yours sincerely

Simon Lackner