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| **From:** | DYPXCPWEB@northernbeaches.nsw.gov.au |
| **Sent:** | 23/05/2022 12:25:52 PM |
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| **Subject:** | Online Submission |

23/05/2022

MR Arne Borg
19 Wattle AVE
fairlight NSW 2094

### RE: Mod2022/0203 - 21 Wattle Avenue FAIRLIGHT NSW 2094

I am opposed to the proposed plans to extend the roof over the whole of the terrace area as shown in the plans. Extending the current pitched roof, will further impact my residence by :-
• blocking out light into the downstairs back dining room
• blocking out visual views of the surrounding trees from the downstairs back rooms, (ie kitchen & dining room) as well as from the backyard.
• Additional unnecessary shading in my back garden

Extending the current pitched roof is effectively an extension of the whole home into the rear garden and whilst it is an open area it is effectively closed on the eastern side with the introduction of the BBQ area. Further more this is a new wall (4.535 meters long) which is in breach of the DCP side boundary set back requirements, which stipulate a minimum setback of 2 metres. This is only 1.3 metres.

I would be more open to some variations to the proposed development such as :-
1. having a flat roof extending out from the current building at around the ceiling height of the internal rooms. The roof can still incorporate a vergola and or be clear polyurethane to not obstruct internal views.
2. I would even prefer a new roof where a hip roof is utilised in the new section moving out to cover the paved area, to reduce the roof height impacting neighbouring properties
3. Reducing the length out to the end of the existing structure to reduce the overall impact. I don't understand why it needs to go out as far is proposed, it won't be more functional with significant rain and wont protect any more from the sun.

I am prepared to compromise as shown above, and am disappointed that these neighbours can't seem to give consideration to their impacts on others and are never prepared to discuss plans with those they are impacting.