
From: K Rodgers
Sent: 2/04/2025 9:55:34 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2025/1076 Objection to Proposed Development

Kirrily and Simon Rodgers
91 Babbage rd
Roseville Chase, NSW 2069



Dear Annais

Re: DA2025/1076 Objection to Proposed Development

We are writing to formally object to the proposed development at 1100 Barrenjoey Rd, Palm Beach due to concerns regarding privacy, overlooking, and shadowing that will adversely impact our property at 1098 Barrenjoey rd, Palm Beach.

Privacy and Overlooking Concerns

The proposed development will significantly compromise the privacy of our only private outdoor space at the property on the southern side of the proposed development. The placement of the balcony so close to the boundary, the elevation and significant rear placement of the proposed addition will result in direct overlooking into our only outdoor area, severely affecting our ability to enjoy our home without intrusion. This loss of privacy is unacceptable and will have a detrimental impact on our ability to enjoy the tranquility of this area. The attached photograph aims to highlight the estimated position of the proposed development in relation to our outdoor area. It is expected that clearance of the vegetation for the proposed development will also further affect privacy to our outdoor area.

Shadowing and Increased Maintenance

As our neighboring property is located to the south of the proposed development, the increased height, rear placement and mass of the development will cast substantial shadows over our property, particularly on our outdoor deck area. This reduction in natural sunlight will not only make the space less usable but will also contribute to increased dampness and potential increased issues with mould and mildew. As a result, we anticipate a higher level of ongoing maintenance and associated costs.

Given these concerns, we urge the planning committee to reconsider the proposed design and explore alternatives that would mitigate the negative effects on our property. We would welcome discussions on potential modifications that could preserve our privacy, access to natural light, and the overall enjoyment of our home.

We appreciate your attention to this matter and look forward to your response. Please keep us informed of any updates regarding this application.

Yours sincerely,

Simon and Kirrily Rodgers

