Sent: 19/03/2021 12:19:36 PM

Subject: DA2021/0163 86 Irrubel Road, Newport - Attention Gareth David

From: Robyn Tracey, 94 Irrubel Road, Newport 2106

In response to the following statements in the Statement of Environmental Effects section of the development application: Section **C1.3**, **View Sharing**, it states that "...No residential properties exist to the north of the subject site." Similarly, in **C1.5**, **Visual Privacy,** it reads, "...A privacy screen is proposed to W06 of the Master bedroom to restrict the overlooking views to the property at No88. No other windows have potential for overlooking."

Please see the attached copies of two photographs taken by me of the existing northern roof area and facade of No. 86, last Friday afternoon (12/3/21), from the kitchen of my non-existent residence.

As is apparent in the photographs, my house is at a slightly higher level than the house at 86 Irrubel Road. My compass registers these views as to the SE of my window, therefore NW from the viewpoint of No. 86. The views shows part of the roof, with the gable in their current N facade and one of the skylights below; compare their N facade as shown in the North Elevation in the submission. This North Elevation makes it clear that proposed addition will rise behind and above the existing gable, with three small windows facing northwards, at least some of which seem likely to face my kitchen window. The distance from the outside of my house at this point to front of No. 86 is difficult for me to estimate, because it is diagonal, and the terrain precludes pacing it out, but I do not think that it would be much more than the width of the old '40 ft blocks' to my south, i.e. around 12 metres.

I am not objecting to the proposed development. Since this matter arose I have spoken to Ms Anstey and Mr Metzler, and we are in agreement about the desirability of mutual privacy etc. However, I AM somewhat alarmed by the prospect of the non-existence of my residence, and presumably of myself with it, going into Council records.