

24 October 2024



Northern Beaches Council

PO Box 82

Manly, NSW 1655

RE: Building information Certificate application – Statement of works for 76 Queens Parade East Newport NSW 2106

Dear Sir/Madam,

This is a statement of works associated with the Building Information Certificate application for minor works constructed without consent (unauthorised) to a single residential dwelling located at 76 Queens Parade east Newport. The works include the following:

1. 2 new dormer style windows to the roof line facing the street.
2. Roof extension at the front of the building from verandah across the front of the existing single garage
3. Enclose walls to existing carport to provide weatherproof garage

The works were constructed by the owner who is a licensed Builder, Steve Riddle (license number 30209)

The two dormer style windows are purely an aesthetic enhancement to the front facade – these do not facilitate any access to the roof space, or any additional floor space or habitable roof space. They have been sized appropriately for the size and width of the roof and give the dwelling an appropriate cottage style look.

The roof extension again is an aesthetic enhancement – providing rationale to the existing roof line with a consistent fascia and gutter profile across the front of the dwelling.

The existing carport wall were enclosed on 3 sides to provide an enclosed garage. A new garage door facing the street provided improved aesthetic appeal. These works were carried out for security and aesthetic reasons. The carport now presents as a garage and because it is in line with the existing dwelling and pushed well back behind the front veranda, it is not a dominant feature from the street. The new cladded walls are painted in same colours of the dwelling and therefore present well and blend in.

These works are considered to be minor in nature – they do not impact any neighbours; they do not result in a dominant façade within the streetscape, and they are considered appropriate modifications to an existing dwelling of this nature. In fact these works enhance the appeal of the house and also how it presents when viewed from the street.

Mr and Mrs Riddle are regretful that they didn't investigate the undertaking of the proposed works more thoroughly and had voluntarily agreed to lodge the requirement documents for Council's assessment and endorsement BEFORE they received the notice of intention and order. As such we request that council consider these works appropriate and minor in nature and allow for the works to remain.

Should Council require any further information or clarification in relation to this application, please don't hesitate to contact me via my details below or via my mobile 0439 490 024.

Kind Regards

Suzanne Hart

Principal

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