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Subject: Online Submission

29/03/2021

MR Stephen Barton
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RE: DA2021/0177 - 52 Wakehurst Parkway NORTH NARRABEEN NSW 2101

Re DA 2021/0177 lot 19 DP 17088

I am writing this submission because my house 50 Wakehurst pkway is on the eastern side of the development above and my house and back verandah sits lower than the proposed dwelling.

My concern is the shadow of the proposed dwelling will throw a large shadow across my verandah and part of my yard. The property behind me has very large trees and palms blocking my sun in winter and partially in summer . In winter I do not have any sun until about 1pm and then only to about 4pm. The proposed new dwelling will reduce further that amount of sun due to the height and pitch of the roof being a peaked roof and I would ask that they amend and make the roof a flat roof which they have on the existing carport and laundry. My property faces south and the back north but I get very little sun most times of the year until the afternoon due to bordering houses and their trees. It will devalue my home if this roof height goes ahead and it will get very little sunshine in general. Please consider my concerns and the impact it will have on my health and enjoyment of my home and yard.

I can supply photos if required.

kind regards
Stephen J. A. Barton