
Sent: 14/11/2020 8:55:17 AM
Subject: Online Submission

14/11/2020

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RE: DA2020/1316 - 1 Peacock Street SEAFORTH NSW 2092

Dear Northern Beaches Council,

We have reviewed the plan submitted for this proposed development.

Firstly, I must point out that the aerial photograph used in the submission is over 12 months old. In 2019, we installed a swimming pool in the garden behind our house. This is relevant because the shadow diagram submitted by Add-Style shows a significant increase of shadow across the location of our pool and garden area at all times and particularly in the afternoon. I note that it shows the shadow at 3 pm, but of course, the sun sets after that (as late as 9:02 pm on the longest day on 21st December) The shadows will be significantly longer than the red area on the plans, as the sun sets in the west, which is directly behind this addition. This will greatly impact the enjoyment and value of the pool area as it will be in partial or full shade most of the time. The house at 1 Peacock Street itself is only meters away from the pool and now will extend further along the boundary to the south, blocking out any remaining afternoon sun and be an eyesore from our house and garden.

Turning to the East elevation on the proposed plans, I note that the first-floor windows will directly overlook our pool and straight into our rear living area. Our privacy is severely compromised by this development. The four windows are literally in direct line-of-sight into our living area and over our pool area.

Further, due to the restrictions on growing trees in pool areas, we are unable to create any privacy in the pool area. Even if we could, it would create further shadows.

We would welcome any council officers who wish to attend our home to view the proposed development.

In conclusion, this development completely ruins our existing lifestyle by casting most of the property in shadow, and privacy. It will also change the garden into one that is in shadow most of the time.

Charles Anstis