

Katherine Smailes
1 Judith Street
Seaforth
8th March 2020

Att: Penny Wood, Planner, Northern Beaches Council
Re: DA2020/0178
Address: 33 Kirkwood Street, Seaforth

Dear Penny,

I am writing to you regarding the above Development Application (DA2020/0178) proposed for 33 Kirkwood St, Seaforth. I live at 1 Judith St, Seaforth, my rear fence is a common fence with the Northern side of 33 Kirkwood Street.

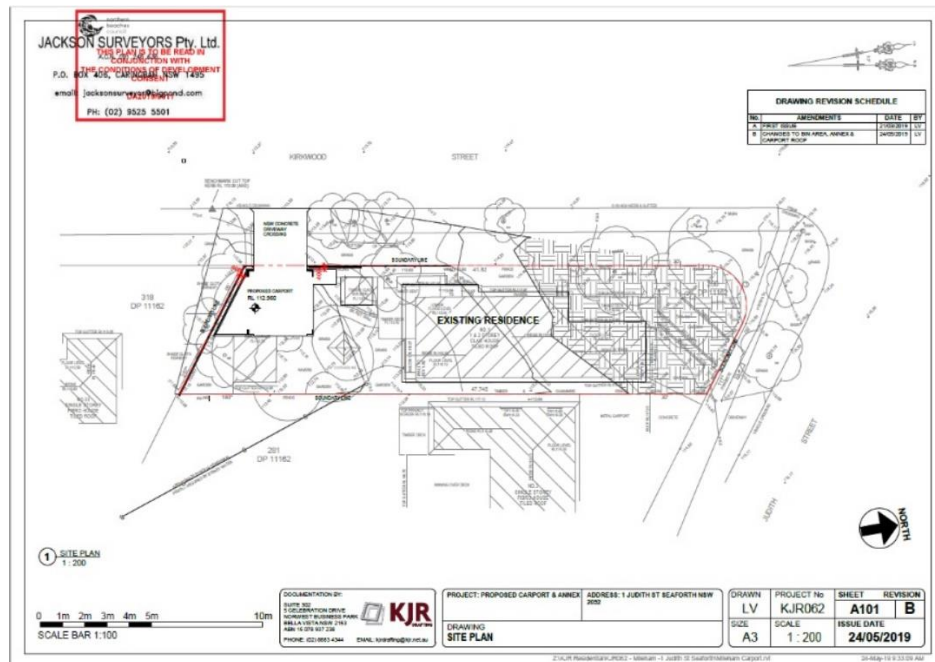
I have a concern with the large window proposed on this Northern wall – according to the submitted plans it is a double height window where the internal stairwell is. This window will have a huge effect on the privacy of my property as it looks over the main areas of my property – including the garden, outdoor entertaining, kitchen, dining room and master bedroom.

Below are 2 photos:

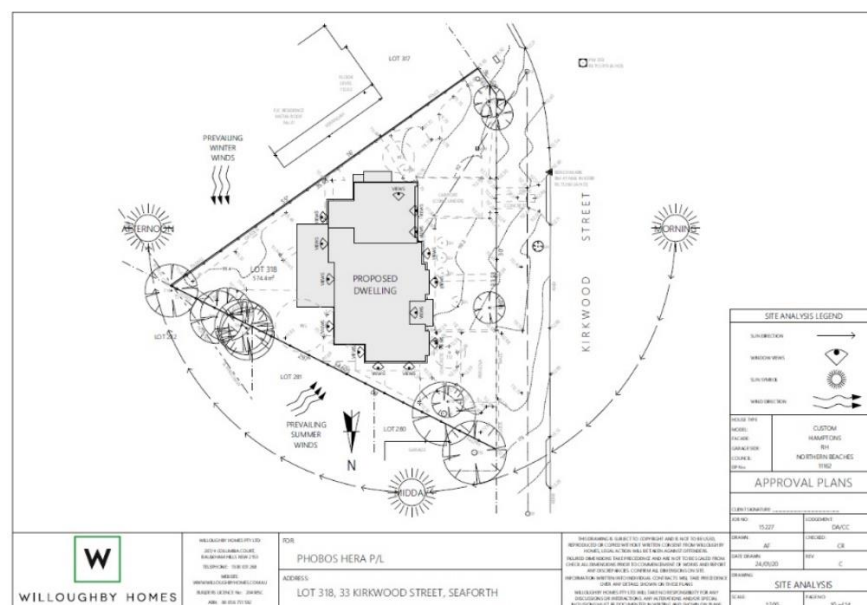
- 1) Showing the view from the master bedroom, looking towards 33 Kirkwood St
- 2) The view from the shared fence, looking back towards my house



Please note I am part-way through completing the work on my approved DA (DA2019/0611). I have finished the demolition and are shortly going to commence the construction of the new carport. Below is the approved plan, showing the location of my new carport.

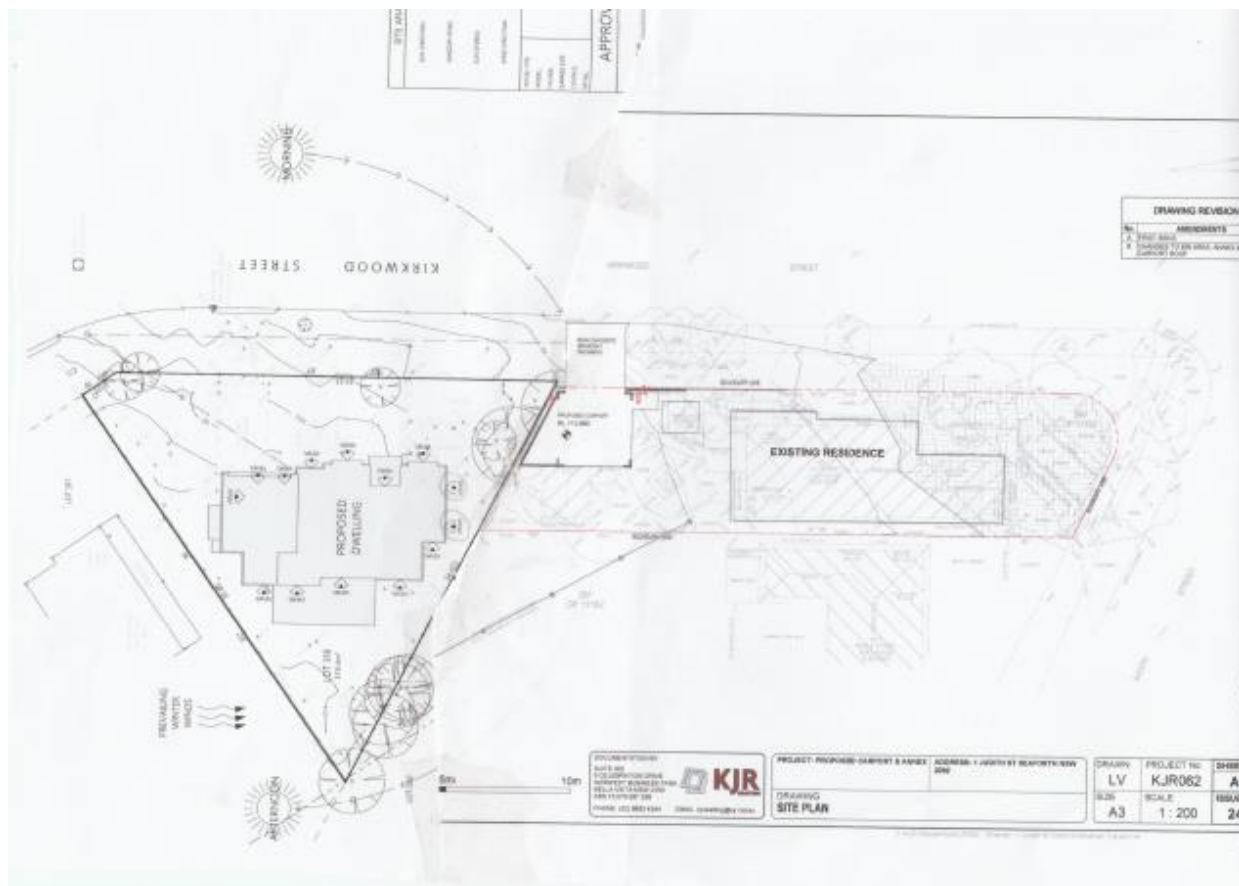


Below is the proposed plan for 33 Kirkwood St, showing the windows where there will be views. As you can see they are noting a view from the proposed large window – this view will be directly into our property.



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I have overlaid the 2 plans (please note they are both to 1:200 scale). This shows exactly where the views are. They run up the boundary fence between my property and my neighbor at 3 Judith Street. As seen in the above photos this gives a view directly into my back yard, kitchen and master bedroom.



The proposed elevation below shows how large this window is proposed to be – On speaking to my neighbor, Bronwyn (who has submitted the DA), she has confirmed that her builder is not planning to, or will not frost these windows or use opaque glass.

I note that on the rear (Eastern side of the property) there is a matching height (but narrower) window over the same stairwell. This is not looking into any neighbouring properties and should allow sufficient light into the stairwell. I therefore request that the large window on the Northern side is removed from the plans.

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Please note that I absolutely support the development of this new house at 33 Kirkwood St, Seaforth, it will be a huge improvement to our street scape and good for our area. My only issue is with this one large window that will hugely impact our privacy.

I attempted to meet with my neighbor to discuss but after a very brief meeting, and me offering to meet with her and her builder to come to a mutually agreeable solution, she has stated that it would be futile to have any further discussions, hence my letter to you.

I note that a number of houses in the area where a property overlooks a neighbours property, that small windows, set high in the internal room have been used – this seems to be consistent in the area.



Kind Regards,

Kate Smailes