
Sent: 4/04/2016 11:39:52 AM
Subject: Modification No: Mod2016/0043 - Attention Kevin Short
Attachments: Modification of Development Consent for 32A Kens Road.docx;

Dear Mr Short

Please find attached our submission regarding the above modification Mod 2016/0043

Kind regards
Gary and Tina Pickworth

Gary & Tina Pickworth
34 Kens Road,
Frenchs Forest 2086
0419261481

Warringah Council
Civic Centre
725 Pittwater Road
Dee Why 2099

Attention: Development Assessments
Kevin Short

1st April 2016

Dear Sir

Re: Modification No. **Mod2016/0043** - (DA2012/0795)

We are responding to the Modification of Development Consent for 32A Kens Road, Frenchs Forest.

The Owner/Builder doesn't appear to be following all the directions of the original plans. It appears that the changes shown on the modified plans have already been carried out.

We feel our privacy has been challenged with the inclusion of Windows W13C, W13D and W14B on the south elevation, which look straight into our lounge and part of dining area and other skylight windows which run across the back of our house. The ledge/roof/balcony in front of said windows (which was shown on the original plan as a pitched roof), appears to have a door leading out to it. This is shown on the original and amended plans as a fixed window W14 on the western elevation. The roof mounted privacy screen appears to be a handrail ? for the ledge/roof/ balcony which does not appear to give us sufficient privacy from the windows, and if the door leading out to the area infers it is a balcony then that also affects our privacy.

We have already seen the concrete footings for the retaining wall between 32A and 34 Kens Road not placed below ground level as shown on the original drawings, and the drainage not at the base of the retaining wall but half way up the wall. Retaining wall showing seepage and dampness. Probable loss of winter sunlight and damage to our garden walls.

We do not wish to appear negative towards this construction but because of the design, most of the windows and sliding doors of the building are on the south side of the house which overlooks us on every level and compromises our privacy somewhat.

Yours faithfully
Gary & Tina Pickworth