
Sent: 26/07/2016 10:01:55 PM
Subject: Online Submission

26/07/2016

MR Ricky Bridge
06 Toronto AVE
Cromer NSW 2099

RE: Mod2016/0182 - 12 Toronto Avenue CROMER NSW 2099

Dear David,

We object to the s96 Application for the following reasons:

1. The 1.8m timber screen (to replace the originally approved 1-1.2m glass screen) as pictured in the supporting documents has already been installed and we believe the s96 process is being used to seek authorisation for illegal building works.
2. Access to sunlight - Since the timber screen has been erected we have noticed a significant impact both in summer and winter to the sunlight that shines on our rear yard and pool area. The timber screen has caused an increase in overshadowing that has had a noticeable impact on our amenity, compromising the ability to enjoy the warmth and light when using our pool. I note that the s96 application hasn't been supported by any overshadowing diagrams.
3. Views - The original fence was a 1-1.2m high metal pool fence that was less intrusive and allowed greater solar access compared to the 1.8m timber screen. The original proposal of a glass pool screen was consistent hence why we didn't object to the original Development Application.

The pool coping is over 1.5 to 2m in height from natural ground level and the addition of the 1.8m timber fence has created a structure that is > 4m high (at it highest point) so when standing in our backyard looking at the Western boundary the view and outlook has been significantly altered and compromised.

We don't have an issue with the timber screen provided the height his reduced to 1-1.2m.

Ricky and Megan Bridge