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17/01/2022

MRS Grace Finocchiaro
5 Beaconsia CL
Mona Vale NSW 2103

RE: DA2021/2383 - 4 Bangalow Avenue MONA VALE NSW 2103

17 January 2022

Grace Finocchiaro 5 Beaconsia Close Mona Vale 2103
Attention Thomas Prosser, Northern Beaches Council

Re: Application No - DA2021/2383 - 4 Bangalow Avenue, Mona Vale 2103 Dear Thomas,
I am the owner of 5 Beaconsia Close, Mona Vale, which shares a boundary with 4 Bangalow Ave to the south of their property.

It has recently been brought to my attention that the owners of 4 Bangalow Ave, Mona Vale, have plans to significantly alter their premises. We have since reviewed their development application plans and would like to raise the following concerns. We are very disappointed that the new owners of 4 Bangalow Ave have made no attempt to inform us of their proposed alterations.

I wish to refer you to the attached plan which outlines our key concern which relates to the overshadowing of our property.

The plans indicate that the roof will be increased in height (by 1.5m), in width (by 4m) and converted from a hip profile to a full end-gable profile. It also appears the roof encroaches the rear boundary set-back (south-east). The combination of these changes result in a significant increase to the building profile adjacent to our property, which will result in a significant increase to the overshadowing of our property during winter. The attached plans show the overshadowing condition at 9am in winter. We are concerned the overshadowing may be even more extensive after 9am as the sun moves further to the west.

My outdoor amenity is extremely valuable to me, especially during the winter months, and any reduction in sunlight to these areas will cause considerable grief and unhappiness. I am an elderly widow who has lived in this house for over thirty years. My garden brings me so much joy and I am so worried that it will be lost.

We cannot see why the proposed alterations of the roof need to be as they are on the proposal drawings. The roof could remain in the same profile as the current, and should with the required comply with the minimum setbacks. This would significantly reduce the extent of overshadowing. The overshadowing of my property is totally unavoidable and, in my view, unacceptable considering the impact it will have on my wellbeing.

Regards

Grace Finocchiaro