

DESIGN AND ACCESS STATEMENT

Proposal: VARIATION OF CONDITIONS OF APPLICATION 23/00886/HOUS: CONDITION 2

ADDRESS: 24 JUNIPER DR FIRGROVE ROCHDALE OL16 3BE

Date: 12/05/2024

Variation of Condition 2

This application relates to the variation of condition 2 for the above referenced application. The applicant wants to add a first-floor balcony with opaque glass screen walls on either side at 1.6m deep and glass railing in front. This is behind the 45° line of sight from the neighbour's first floor bedroom window.

Justification

The applicant has a disabled wife in a wheelchair. The rear of the property is south facing where the sun comes up in the morning. The wife has found the morning rays to be therapeutic and enhances her wellbeing. The husband wants to be able to wheel his wife out in the morning from the bedroom to take advantage of the sun rays. Furthermore, the balcony will be behind the 45 degrees line of sight from the neighbour which would've applied had the applicant decided on a first-floor rear extension. However, this is an opaque glass screen which accepts light but will be non-see-through from either side, thereby, protecting the privacy of both neighbours. All other neighbours are considerably far away for any privacy concern to arise.

It is my opinion that this variation satisfies all planning policies and believe that the application be approved.

Materials

The materials to be used in the development shall opaque glass screens

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

Dr Kanadi Jagafa
Snr QS and PM
Mason and Marlowe Ltd

