

216 New Ridley Road. Addition of French doors to access existing patio.

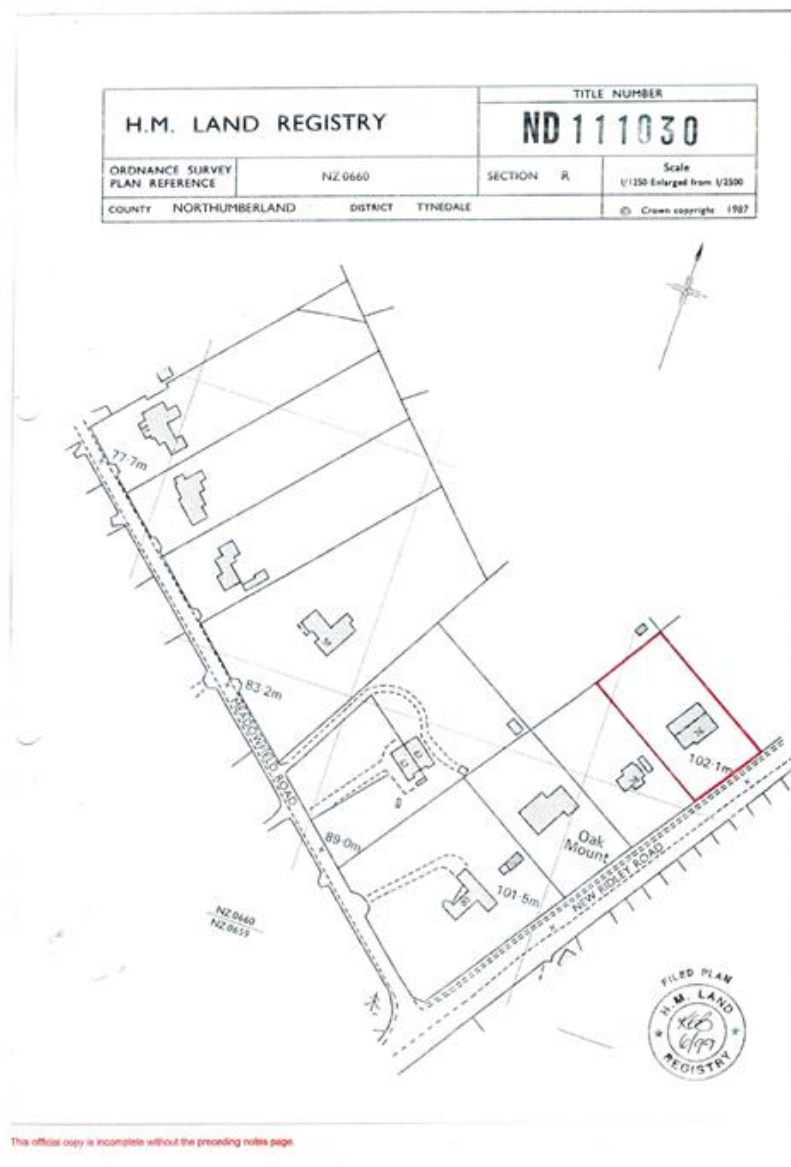
We are proposing to add French doors to access an existing patio.

This is as part of installing a new kitchen. This involves extending an existing opening between two rooms and adding an internal door through an existing cupboard to an existing corridor.

None of this work is visible externally or changes the footprint of the property so I do not believe it falls within the remit of the covenant.

The addition of the new French doors will be visible externally but, as in the attached drawing and photographs, it is not likely to be visible from neighbouring properties and does not overlook existing properties as these are screened by mature hedges.

The property location is shown here on the land registry plan.

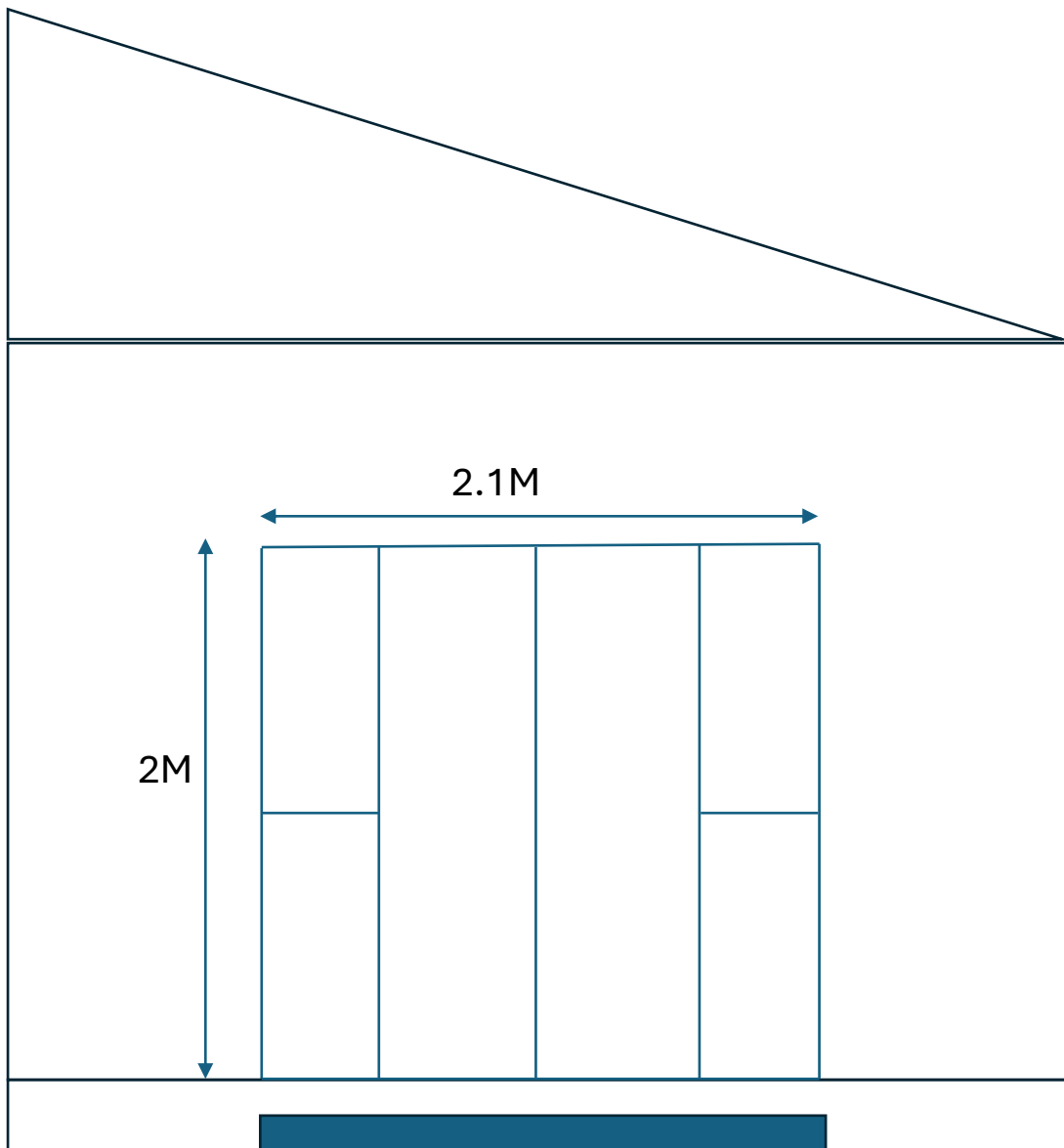


The outline plan below shows the position of the door on the house.



To
New Ridley Road

The diagram below shows the position of the new doors in the side of the extension. The photographs on the next page show the wall the door will be added to and the context relative to neighbouring properties.





Wall where door will be added

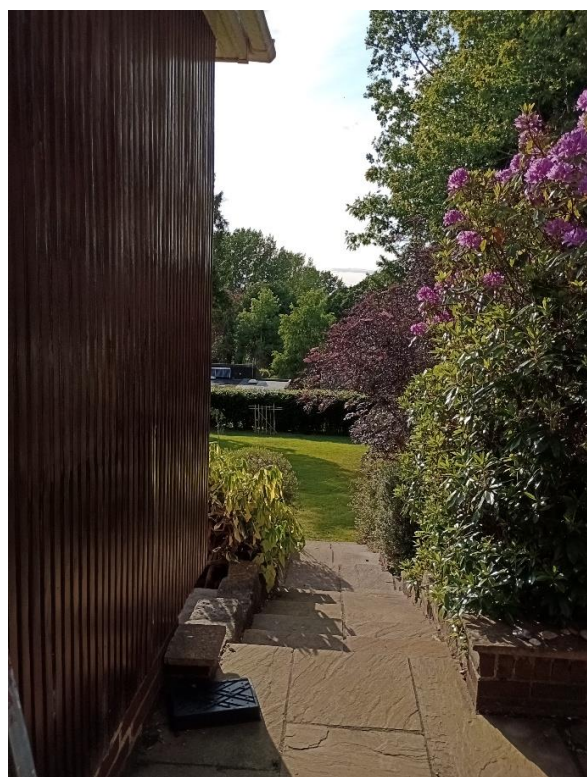


View from door over patio to neighbour

(46 Apperley Rd. Door is 10.5M from boundary)



View towards house



View towards neighbour

(40 Apperley Road) Door is 34.5M from boundary

The door will not be visible or overlook neighbouring properties.

I believe the proposed development does not contravene any of the Painshawfield Estate mandatory building lines or discretionary criteria.