



1. View of window compared to eye level (5ft 4")



2. Measurement of window height from the floor



3. Close up view of window height measurement 1.55m when open and 1.6m when closed



4. View out of window toward neighbouring property. Only gained by purposefully leaning out of window and residents being on tiptoe.. No close up view directly into neighbouring property. Please note film over window obscuring the view when closed.



5. View gained from existing first floor window, which is not restricted



6. View gained from the adjacent to the public vantage point on the road, which is in line with the edge of the house. It is clear that more can be seen from the public realm, than from the roof window





7. View gained from the front garden, showing relationship and distance between the bungalow, the outbuildings and adjacent property



8 & 9.. Measurement of distance between the bungalow, the outbuildings and adjacent property. 16m from edge of The Bungalow to the boundary hedge. This does not include the distance back into the roof slope of the roof window (approx 1.5m) and the gap between the boundary and adjacent property (approx 1.5m). This can be verified on Google maps measuring tool as total of 19m.

This is far in excess of any front to front or side to side elevation measurements as recommended in any design guide (inc the WBC Quality Design SPD). In this instance the side elevation of the adjacent property does not contain a habitable room and has obscure glazing.