

PLANNING APPLICATION PP-06175870

DECKING AT GWYNFRYN CHAPEL (LL11 5YY)

- **MITIGATING POINTS TO COMMITTEE REPORT FINDINGS**

ISSUE 3 28/09/17

Page 3: Focus of addendum is with respect to the 10 square metre section of deck at the rear of Gwynfryn Chapel (highlighted Red) and is a response to the committee report findings filed 26th September

Page 4 : Overlooking and privacy levels. A photographic comparison of views into Ty Canols south western garden from ground level (**Fig 1**) and (**Fig 2**) compared to the same view from proposed deck height (**Fig 3**). **Critically this demonstrates negligible increase in levels of overlooking as a result of deck height. It also demonstrates that there is little or no privacy currently due to the boundary wire fence (Fig 2).**

Page 5 : (**Fig 4**) Deck height in relation to Dannedd y Gwynt existing south facing patio. Gwynfryn Chapel deck height is significantly lower than neighbouring patio and also confirms that deck height is not unreasonable or excessive. (**Fig 5**) overlays approximate height of timber screen / fence to show how views into neighbouring property from rear deck will be obscured

Page 6 : (**Fig 6, 7 and 8**) Shows the same photos used as part of the committee report highlighting the same south westerly garden view. For comparison, the deck floor is highlighted red as per page 10 and (**Fig 9, 10 and 11**) approximate timber fence screening to demonstrate how overlooking is mitigated incrementally compared to current wire boundary fence. This was not considered as part of the committee report and is a key consideration

Page 7: (**Fig 12, 13, 14 and 15**) show current boundary and partially completed rear deck frame overlaid with approximate timber screen / fence height

Page 8: (**Fig 16, 17, 18 and 19**) show current boundary and partially completed rear deck frame overlaid with approximate timber screen / fence height

Page 9: (**Fig 20**) A simple graphic to show current sight lines from current ground level through wire fence boundary i.e maximum levels of overlooking

Page 10: (**Fig 21**) Same graphic demonstrating impact of finished deck and reduction of accessible views into Ty Canol.

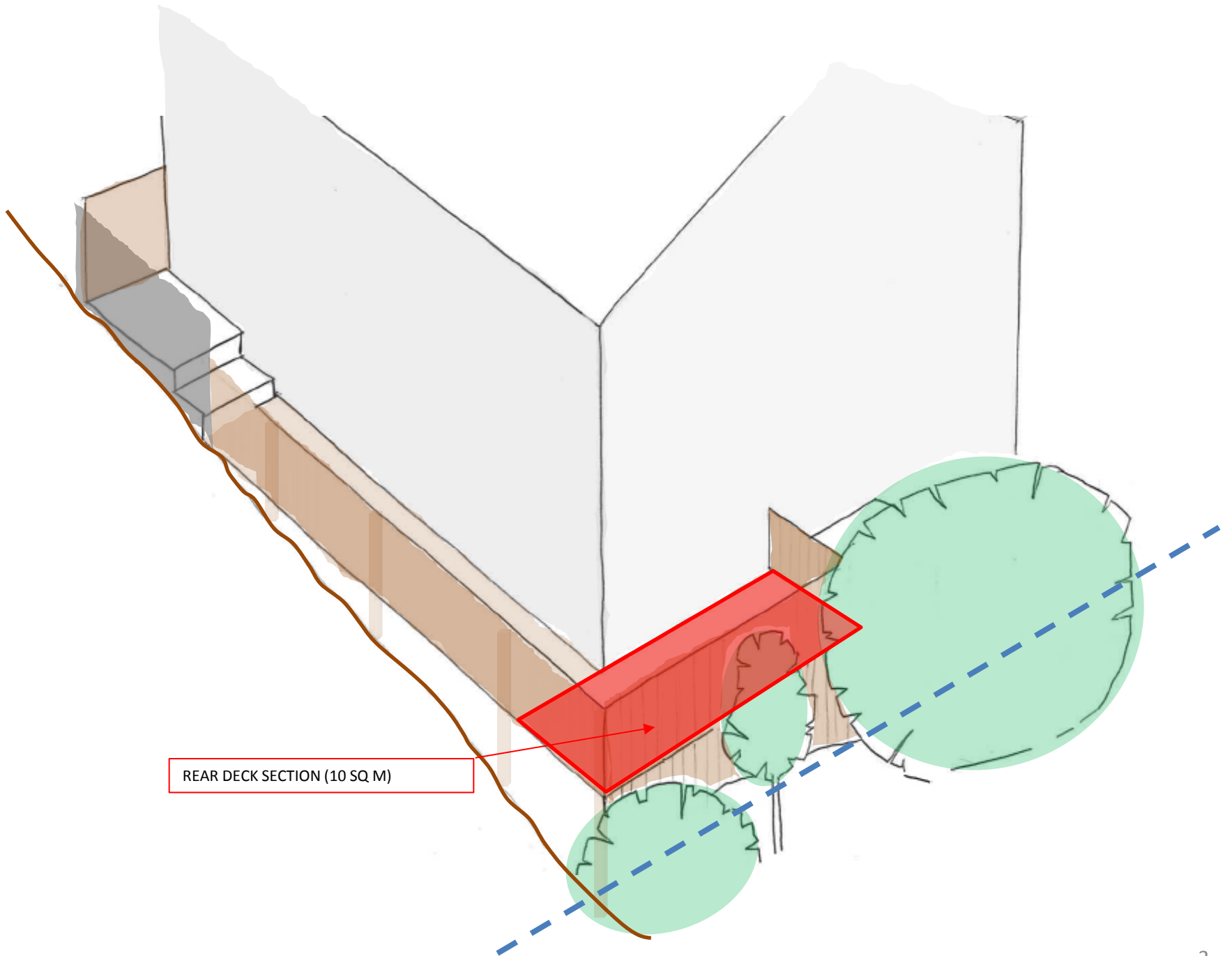


Fig 1 – TAKEN FROM EXISTING GROUND LEVEL



Fig 3 - TAKEN FROM FROM DECKING FLOOR



Fig 2– TAKEN FROM EXISTING GROUND LEVEL



Fig 1 & Fig 2 SHOW VIEWS FROM EXISTING GROUND LEVEL VIEWS FROM BOUNDARY LINE INTO SOUTHWESTERN GARDEN OF TY CANOL

Fig 3 SHOWS THE SAME VIEW FROM DECK FLOOR (WITHOUT SCREENING) AND DEMONSTRATES NEGLIGABLE INCREASE IN OVERLOOKING

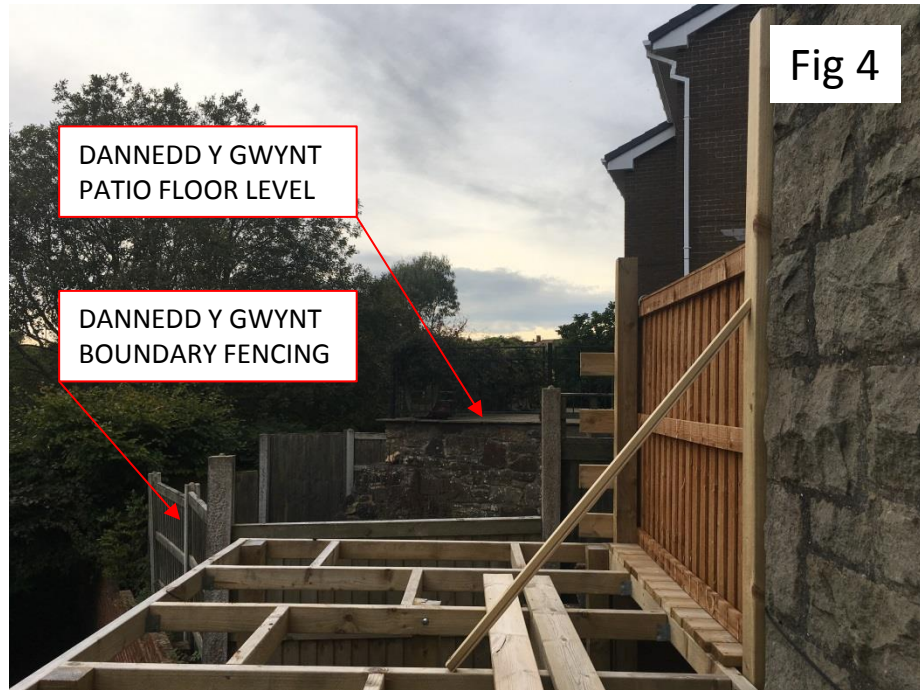


Fig 4 SHOWS REAR SECTION OF DECK FLOOR COMPARED TO EXISTING NEIGHBOURS SOUTH FACING PATIO (DANNEDD Y GWYNT)

DEMONSTRATES THAT GWYNFRYN CHAPEL DECK FLOOR HEIGHT IS NOT EXCESSIVE IN HEIGHT AND IS ACTUALLY LOWER THAN THE NEIGHBOURING PATIO

SEE ALSO EXISTING TIMBER FENCE SCREENING ALONG BOUNDRY BETWEEN DANNEDD Y GWYNT AND TY CANOL. A CONTINUATION OF SIMILAR SCREENING IS PROPOSED BELOW DECK

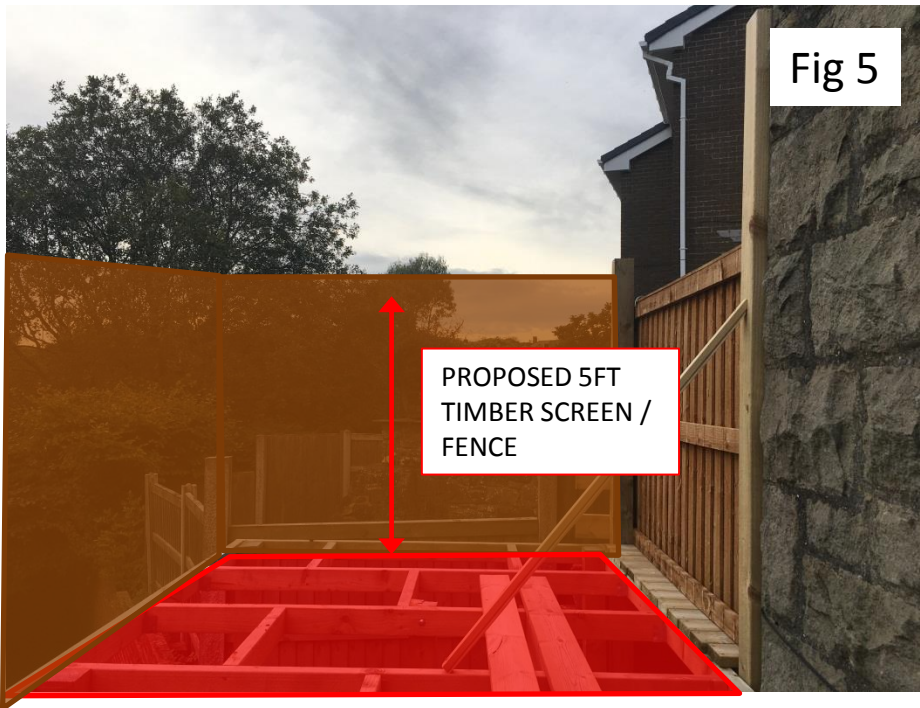
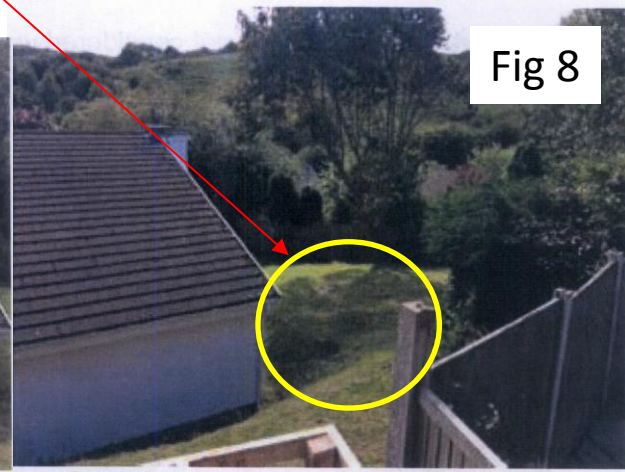
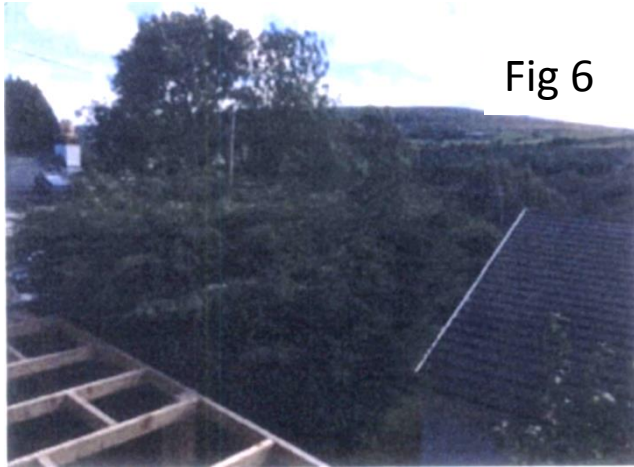


Fig 5 HIGHLIGHTS DECK FLOOR LEVEL (RED) AND OVERLAYS APPROXIMATE HEIGHT OF TIMBER SCREEN / FENCE AND REDUCTION OF VIEWS INTO NEIGHBOURING PROPERTIES

PHOTOGRAPHS TAKEN FROM COMMITTEE REPORT HIGHLIGHTING SECTION OF TY CANOL GARDEN DEEMED TO BE OVERLOOKED FROM DECK



DECK FLOOR HIGHLIGHTED (RED) AS PER SLIDE 10 WITH APPROXIMATE FENCE HEIGHT OVERLAID SHOWING SCREENING FROM DECK

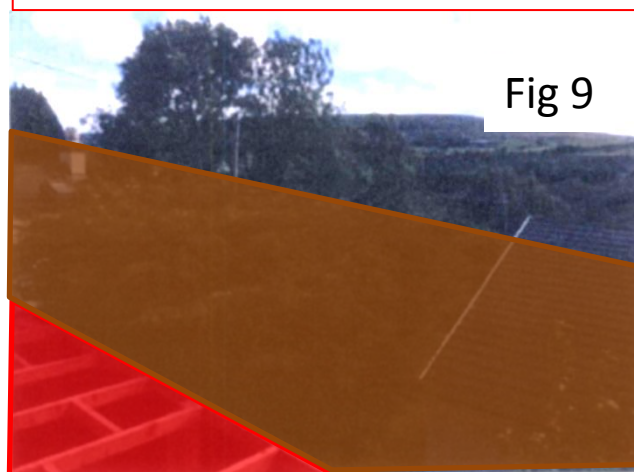




Fig 12



Fig 13

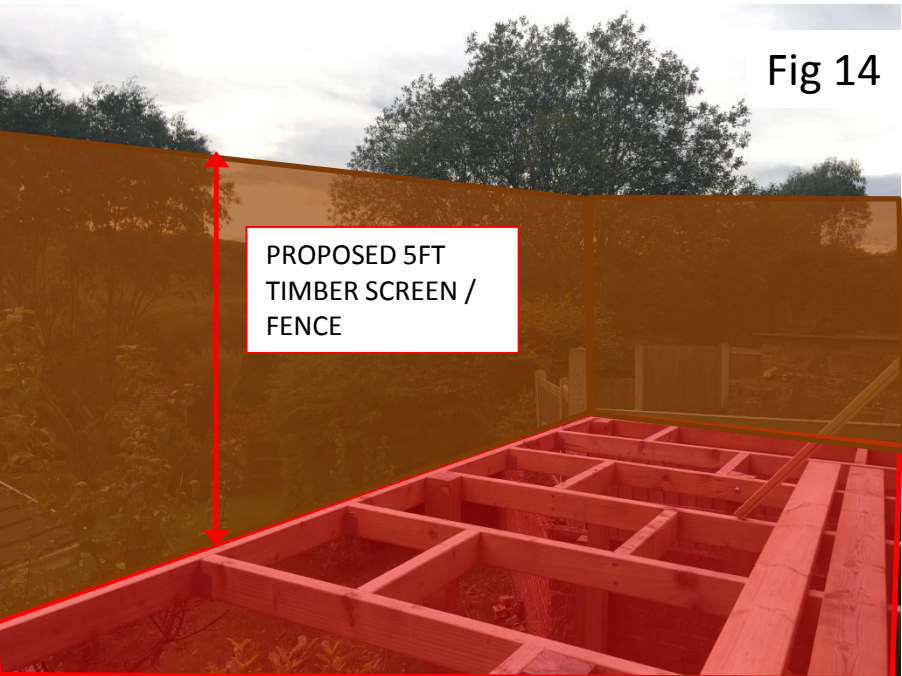


Fig 14

PROPOSED 5FT
TIMBER SCREEN /
FENCE



Fig 15

TIMBER SCREEN /
FENCE BELOW
DECK TO IMPROVE
AESTHETIC

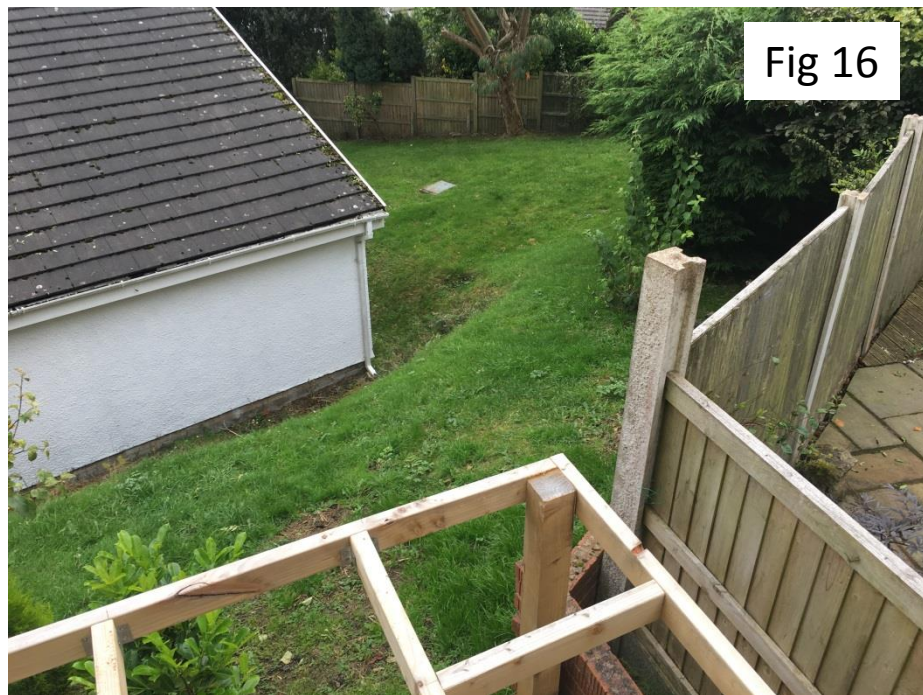


Fig 16



Fig 17



Fig 18

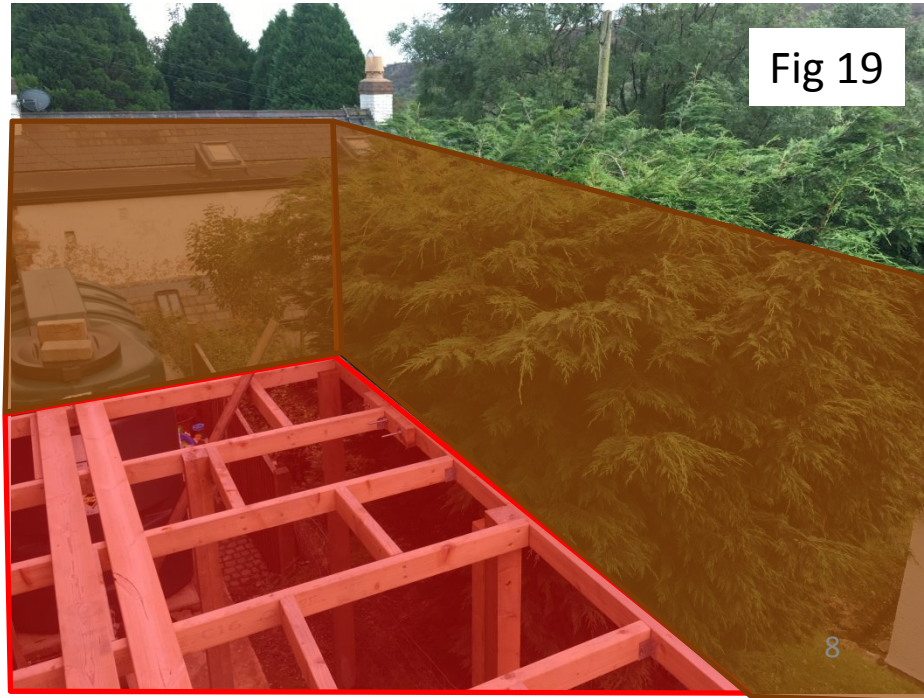


Fig 19

Fig 20

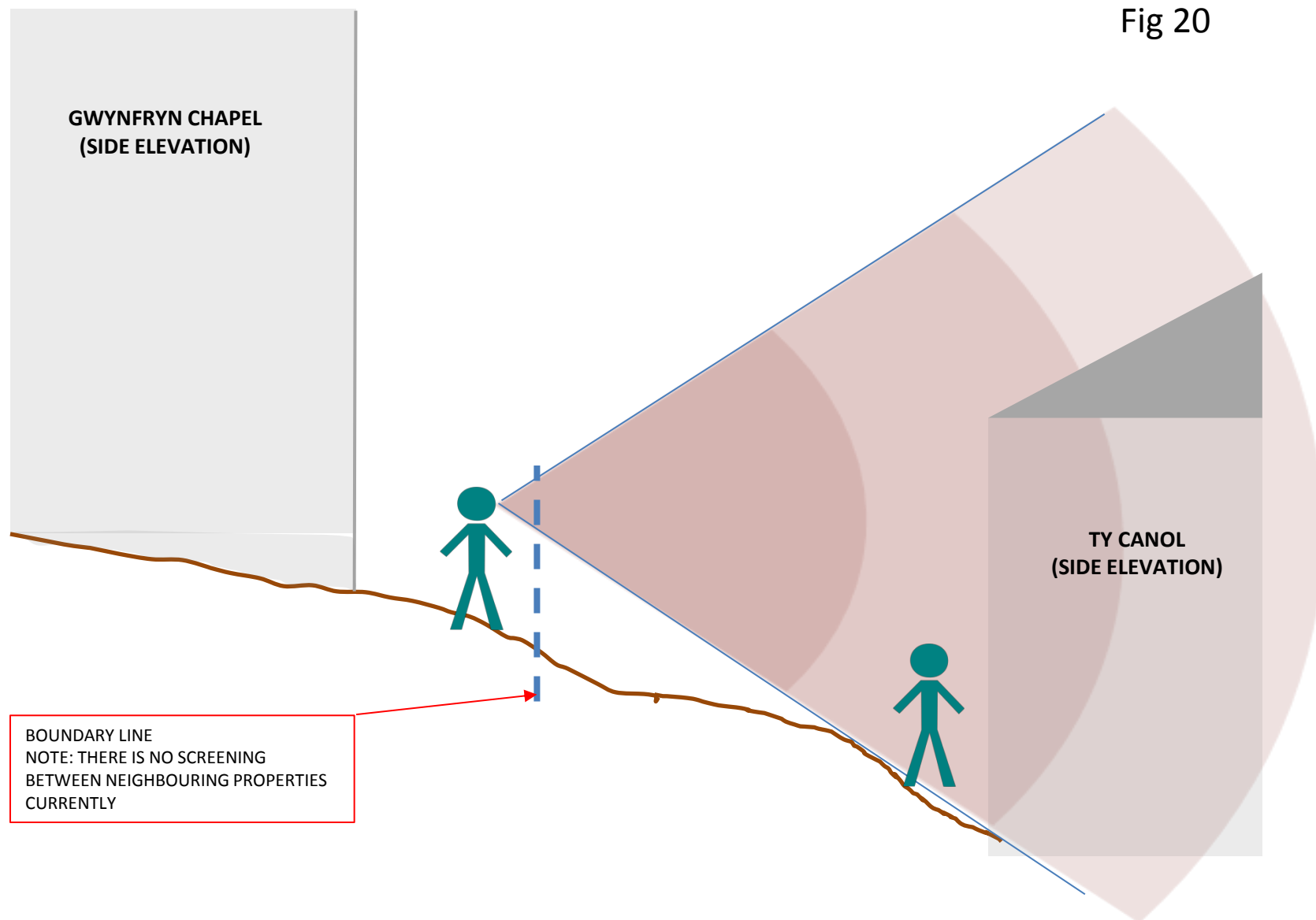


Fig 21

