

4.0 AMENITY

Overlooking and privacy

Privacy is an essential aspect of comfortable living, and we understand the importance of ensuring a tranquil and secluded environment for residents. The position of the new first floor extension and the attached terrace at Bracken Knoll have been designed to protect the privacy of the occupiers of both Bracken Knoll and The Rydings.

The sightlines and the perspective from both properties have been carefully taken into account to avoid any potential intrusion into private living spaces. The first floor extension and the attached terrace have been placed to minimize direct views into The Rydings.

This is achieved with the placement of a planter with privacy screen on the south side of the terrace to reduce the sightline onto The Rydings. The existing large and mature trees located on the boundary between both properties adds to the screening.

We are confident that the proposed terrace location and design will effectively and adequately protect the privacy of the occupiers of both Bracken Knoll and The Rydings.

