

5th November 2025

Dept. of planning
TOWN OF VICTORIA PARK

Dear Sir/Madam,

RE: 25C RALEIGH STREET, CARLISLE

A new upper floor additions and is proposed to the existing residence. The additions will be constructed of timber floor and wall framing , masterwall with rendered finish and tiled roof to match existing.

The new additions have been designed to generally comply with the Residential Design Codes and the Local planning policies with the exception of one variation that requires justification under performance criteria of the codes.

Part C Clause 3.10.1 Visual Privacy

The Lounge window facing South/West overlooks the rear property as illustrated on drawing A.01. The window can be justified as follows:

- The window faces a vacant block which is owned by Watercorp and used as an easement for their services. There will be no development on this land in the foreseeable future.
- The window therefore does not directly overlook habitable spaces and outdoor living areas of any adjoining property.
- There is no impact on the amenity of habitable rooms and active habitable spaces with regard to solar access, natural ventilation and external outlook both within the development and adjoining properties.

I trust that the information provided will be sufficient to process the application for approval. If you have any queries please don't hesitate to contact me on 044 801 7440.

