

OFFICER WOODS ARCHITECTS

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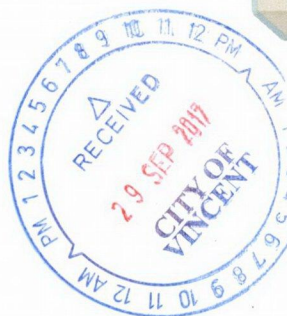


Planning Officer
City of Vincent

27th September 2017

Project 177 51 Mary Street Highgate

001



Dear Planning Officer,

PROPOSED ADDITIONS AND ALTERATIONS TO DWELLING: 51 MARY STREET, HIGHGATE

I am writing in support of drawings submitted today for proposed additions and alterations to a single residential dwelling at 51 Mary Street, Highgate. The proposed project will retain the character house fronting Mary Street, remove existing, dated rear additions and construct a new masonry, steel and glass addition to the rear of the property, with a steel framed and metal clad roof, well detailed using good quality, resilient materials for a coherent, elegant outcome. The proposal accommodates the pre-existing ground levels of the site, and carefully preserves the visual character of the existing streetscape, while providing an updated, functional dwelling which meets modern needs and future requirements for occupants without the need for major modifications.

Due to the unusual nature of the site on Mary Street, which falls one level between Mary Street and the Right of Way to the rear (southern) side, as well as the existing pattern of development on Mary Street, which predominantly sits outside height and setback policy provisions, the proposed additions and alterations seek departure from some of the deemed to comply policy provisions. We therefore apply for the proposal to be assessed against the relevant Design Principles and objectives of the Local Planning Scheme and Built Form Policy, and submit the following justification.

Lot Boundary Setback

The proposed additions have walls built up to two lot boundaries, behind the street setback. The existing house, and the existing addition (to be removed) are built from boundary to boundary for the full extent of the built form, and the proposed additions seek to continue this existing character. This will make the side setbacks consistent with the predominant streetscape character, and will not be to the detriment of the amenity of adjoining properties, as the increase in overshadowing and overlooking is minimal. On the eastern side boundary, the proposed wall abuts an existing wall of similar dimension, and the proposed development is supported by the Owners of No 49 Mary Street (see attached letter). Furthermore, this character of development, with building built to side boundaries, is the predominant pattern and majority character of development on the south side of Mary Street, with adjoining houses numbers 37, 45, 47, 49, 55, 57, 59 and 61 all built to two boundaries with walls higher than 3.5m.

Building Height

The proposed building's height is not consistent with the building heights provided in Policy 7.1.1, which limits the number of storeys to two. This is a direct result of the significant slope of the site, which falls 3.6m, (over one storey) from Mary Street to the right of way.

The proposed building height meets the design principles and local housing objectives of Policy 7.1.1, as it responds and contributes to the streetscape character, does not overwhelm or dominate existing development and considers the building bulk and scale character of the existing streetscape. It considers and responds to the natural features of the site and requires minimal excavation or fill. The elevations show that the proposed maximum height is in the middle of the lot, reducing its impact, and, while three storeys, is only 1.3m higher than the ridge line of the existing single storey house. We have also shown the sight line from a person standing on the footpath on the opposite side of Mary Street, which illustrates the addition cannot be seen from this point. As outlined above (Lot Boundary Setback) the building height is complimentary to existing developments. Buildings on numbers 57, 55, 53, 49, 47, 31, 29, 27, 25, 21, 15 and 9a Mary Street are comparable heights to the proposed development and all present a three storey face to the southern, lower side of the lots.

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Visual Privacy

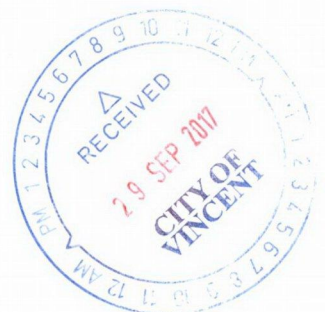
We acknowledge that the cones of vision from the rear deck extend into the neighbouring property to the east and west. The eastern neighbour supports the proposal as the cone of vision looks predominantly over their garage roof and improves the privacy of their outdoor area from the existing condition, where the cone of vision from the current deck overlooks the outdoor area rather than garage roof (see attached letter). On the western side, in accordance with the Design Principles of the RDCodes, there is no direct overlooking of any active habitable spaces or outdoor living areas of the adjacent dwelling. The cone of vision overlooks a heavily vegetated area at the rear of the property. Given the significantly greater portion of that property which is not proposed to be overlooked, we believe the proposed deck should be supported.

In conclusion, it is important to note that the existing character dwellings and their subsequent additions over the last century along the south side of Mary Street do not currently meet the side setbacks, building heights or visual privacy provisions in the deemed to comply provisions of the RDCodes or City of Vincent Built Form Policy 7.1.1. They are, however, rare and valuable historical houses that contribute positively to the streetscape and character of the locality. We believe, therefore, that the particular circumstances of this property and locality are unique enough to justify that variations should be supported. The disposition of the lot and house are unusual, following an historical rather than new pattern of row-house development, and therefore we believe that variation to the generic provisions of the RD codes and Policy 7.1.1 are justified.

We hope that you will consider this application favourably. If you require any clarification or further information, please don't hesitate to contact us on 6365 8069.

Kind Regards,

Jennie Officer
Architect



49 Mary Street
Highgate WA 6003

Planning Department
City of Vincent
PO Box 82
Leederville WA 6902
22nd September

Dear Planning Department

My name is Lindsay Turner we own and live at 49 Mary Street, Highgate.

We have viewed the plans for proposed additions and alterations at 51 Mary Street, next door to our house.

We fully support the proposed additions and alterations and believe they will have a positive impact on the street and neighborhood. We understand the variations sought, including reduced setbacks, height and visual privacy. We have no problem with any of the variations sought and confirm that none of them will have a detrimental impact on our amenity.

We hope the City will support the application for development, which we think will improve 51 Mary Street in a sensitive, neighbourly manner.

Kind Regards



Lindsay Turner

