

Dear Town of Cottesloe,

21/02/2025

I am writing to you on behalf of the Kate and Joe Akerman, owners of 14 Burt Street, Cottesloe. Please find enclosed our Development Application for a proposed ancillary dwelling to be located at the rear of the existing lot.

Background

We are proposing the addition of a new ancillary dwelling with the roof cover area of 47m² and the internal floor area of 34.5m². The Ancillary dwelling is to contain a bedroom, small kitchenette space and a bathroom. The purpose of the new dwelling will be to provide a welcoming, hospitable space for relatives visiting from interstate to stay short term. The space will provide guests with some privacy while maintaining access to the main house for general living such as meals and lounging.

Construction

There is an existing dwelling which is used as a shed in the proposed location which will be removed with the exception of the boundary wall and the slab and some associated retaining walls. The new dwelling will have a framed floor which will sit up above the existing slab level with the finished floor level 700mm above the existing slab level.

Boundary walls

As per the site plan, the existing house and shed are located on the side and rear boundaries. Whilst we understand that under the R-Codes only two boundary walls are allowed we are requesting an exemption on the basis of the following:

- The majority of the boundary wall is existing with a minor 2.5m extension to the length and 0.5m to the height.
- The use of existing site features means minimal impact to the environment
- The neighbouring lot has a boundary wall in the location of the existing boundary wall
- The shed boundary wall abuts a right of way at the rear of the property and hence has very minimal impact on any neighbours
- The wall extension is minor in nature and the total length stays under the required maximum of 9m long and 3.5m high

Screening

As we are proposing the new floor level is 700mm above the existing ground level we understand this triggers the overlooking clauses of the R-codes. The window in the north elevation is not a major opening as it is more than 1.6m above the floor level. The window to the east elevation in the bedroom area maintains 4.5m setback from the rear boundary abutting the right of way. While the deck is only small we understand this can be considered an outdoor active habitable space. We have proposed the addition of screening to block views up to 1.6m above the deck level with 75% obscure as required.

Kind Regards

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