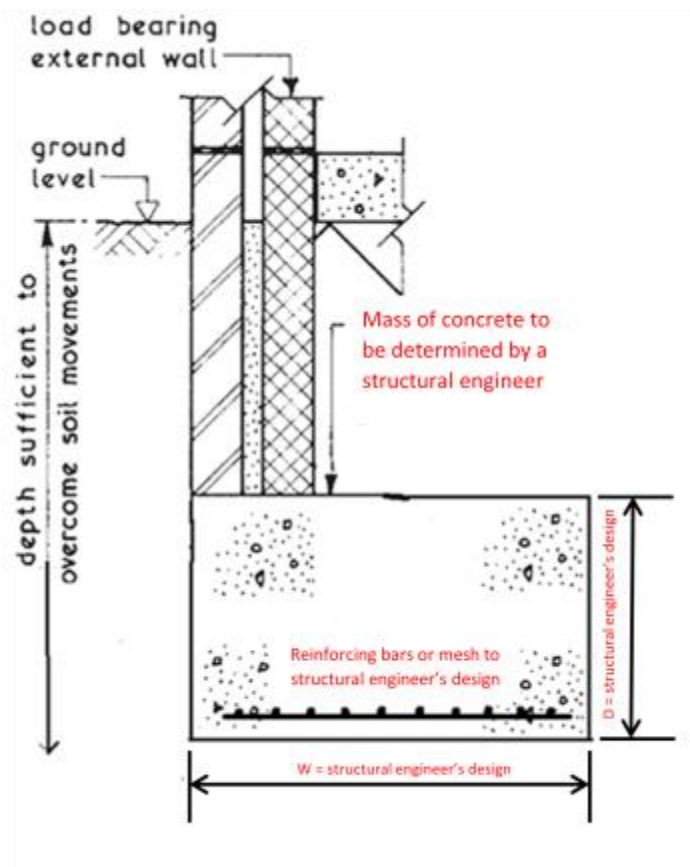
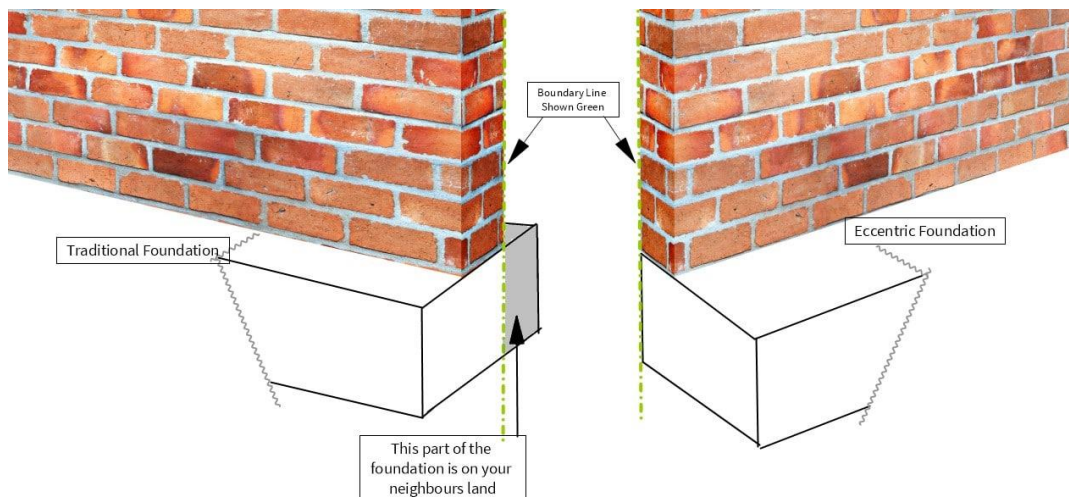


Further to your email, please see below. As the internal date to be worked to is noted on the website as today, we will agree a revision to 4th December, but it would seem that the revisions to the drawings are minimal. Please see below my text in blue responding to your queries/ comments.

1. I understand that the existing box gutter (on the neighbours at March House) is installed over the boundary between the two properties and is currently overhanging the applicant's property. However, the proposed plans show a development that would be beyond the boundary line. In other words, the proposed box gutter which would be taken the overflow from the neighbours would be 'overhanging' the boundary line.

We can pull the line of the new extension back to allow a small gap to be retained between the two builds. In relation to the foundations themselves, as noted in the previous email the foundations will be eccentrically designed as shown in the images below from Google searches:



By working to these principles the existing gutter can remain overhanging the curtilage of 'Wings' without the new extension encroaching into the neighbouring curtilage.

2. In regard to the proposed roof on the west side, will it be attached to the existing garage's roof with a different pitch? I would appreciate if you can provide some clarification on the proposed roof design on that side.

The new roof will be cut at a pitch which allows the roofs to join with a valley detail as shown. As shown in the drawings, the pitch proposed is below the pitch usually viable for the type of matching tile we're proposing. Because of this, at building regulations and tender stage, we'll be insisting that an 'Ondutile'- type material is installed below the roof tiles. This will mean that the tiles will be a purely aesthetic finish and the waterproofing required will be dealt with by the substrate material. Roof windows can be laid at 15 degrees (and even below in some instances) so there's less of a concern about that.

3. Further to the information you have provided and to the site visit notes, I don't have any more concerns regarding the height of the extension.

That's great to know, thank you.

Drawings showing the gap between the neighbour's build and the build at Wings (so with a small space at the boundary) will follow.

Kind Regards,