

Objection – Building Regs and Foundations

Building Regulation Application must be submitted BEFORE the build starts

Even though the applicant is attempting to use Permitted Development, Building Regs will still apply.

- Since the outbuilding is over 30sqm, it will require a Building Regulation Application
- Because of the 18 trees, stumps and therefore roots, within 20m of the outbuilding, the foundations may need to be designed beyond the normal, and even by a structural engineer.
- N.B. 30 Beach Road outbuilding, 5m from this one, required expensive piling because of roots.

Foundations

On the plans, the walls appear to be 0.3m wide, centred on foundations 0.5m wide and 1m deep.

If the wall would be 0.15m from my boundary fence, then the foundation edge would be 0.05m from my fence, and the shuttering will be almost touching my fence posts.

It would require a skilled mini-digger operator, to dig the trench that close to the fence without damaging it. The trench might have to be dug by hand.

The concrete fence posts and concrete gravel boards each weigh approx. 50kg. The fence posts are only 0.6m deep. As the foundation trench is dug, the fence's weight will collapse it into the deeper trench, before or as the shuttering is being installed and braced. Hopefully, nobody will be hit by a 50kg post or board.

I would recommend that the applicant not try to dig, shutter, brace and pour the trench himself.

I will not accept responsibility for any injuries that might be incurred in digging the trench.

I will not remove or permit the removal of the fence.

Any damage to the fence must be repaired immediately, to maintain security of my house and garden.