

Hi Denise,

I note that there has been an objection from the neighbor regarding the above application. The applicant has asked me to address the objection as it appears there is some misunderstanding of the proposals on the part of the neighbor.

I copy the objection below and add some clarifications in red for your benefit:

Para 10 Details of the Pre-application Advice received.

"The design guide also states that it is important that gaps are retained to help form the pattern of development in the area.

It would appear at present sits too close to the boundary line and is not supported by the Local Planning Authority. A separation gap of 2m would be more acceptable."

Not sure what the .55m relates to?

The actual separation gap at the front is 1.405m.

- This is not correct, the plans clearly show a 2m separation is maintained between the proposed 1st floor extension and the boundary line.

No 1 property sits .22m from the boundary wall (owned by no3) and .26m at the rear.

Reviewing the plan covering the proposed development for No 1 Valetta Park

Adding the bungalow side bedroom window to the plans show that the utility room is directly opposite the bedroom window and the shower room window is adjacent to the bedroom window.

- There is no window proposed to the ground floor shower room or utility room.

Concerns of the noise and smells(venting) from the utility room and shower room.

- Any ventilation required to meet building regulations will be through the flat roof rather than the side wall and will be sufficiently far away to avoid any nuisance to the neighboring property.

The plan shows use of the existing garage single brick wall for the utility room and shower room and a window to the shower room overlooks the bedroom window.

- As above, there is no window proposed to the ground floor shower room.

The garage roof at the front appears to be raised approx.300mm and 160mm opposite the side window of the bungalow which will reduce the light to the side bedroom and outlook further.

- The level of the flat roof will only be raised by approx. 100mm at the eaves to allow a layer of insulation to be placed above the existing flat roof joists so that the existing garage structure can meet current building regulations once converted. We do not believe that a 100mm increase in height at the eaves will reduce the light or outlook to the neighboring window.

The distance between the garage wall and the bungalow wall is 1.405m, concern if the garage floor is dug up to put new footings for the steel structure to support the first-floor extension may damage the bungalow.

- This is not a planning issue and can be adequately dealt with via a party wall agreement.

The first-floor extensions will bring the Wall and roof line 3.5m approx. closer to the bungalow and reduce light and sun light into the bedroom, worst case is over the winter months.

- The position and height of the existing garage wall relative to the neighboring property means that there will be no additional adverse effect on the daylight received by the neighboring window from the proposed 1st floor extension, given its position at least 2m away from the boundary line.

The new first floor bedroom, west facing window will reduce the privacy in the bungalow garden.

- The plans clearly show that the bedroom window faces away from the bungalow garden due to the different orientation of the two properties, and therefore we do not agree that there will be any reduction in privacy compared to the existing condition.

We are concerned over the possible request to put scaffolding on our property while rebuilding the garage roof, with loss of light with scaffolding boards in place.

- Scaffolding will not be required to be placed on the neighboring property.

I trust the above commentary addresses the objection, happy to discuss any points further if required.

Many thanks in advance,

Kind regards
Alex

Alex Street
Senior Architect

for and on behalf of
Re-Format LLP

RE-
FOR
MAT

Main: 01730 778778
Direct: 01730 778686
Mobile: 07970 486523
re-format.co.uk

Buckmore Studios
Beckham Lane
Petersfield, Hampshire
GU32 3BU

