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RE 24 DELFT GARDENS, WATERLOOVILLE, HANTS

15TH OCT 2012

ANSWERS TO COMMENTS RAISED BY KE FREEMANTLE

PLANS

Building plans do not have to be drawn by a RIBA Architect, in fact I would estimate that 90% of house extension plans are not. For the record I have been doing them for 38 years I have an ONC in building construction and an HNC in civil engineering and am an associate member of the I. Struct E. I have worked on 7 storey buildings, Industrial warehouse type buildings, Football stadia and of course many domestic properties. I think it is within my capabilities to do house extensions.

DISRUPTION

The builders will be looking to get the works done ASAP they will not have time for looking into other people's gardens! I cannot see that Mr Freemantle will be greatly inconvenienced.

BOUNDARY

Mrs Parker has agreed the wall will be 100mm inside the boundary and the foundations will be constructed in such a way that they are flush with the outside of the wall therefore there will be no intrusion into Mr Freemantle's property and the party wall act will not apply.

WINDOWS

The ground floor windows are a min of 1.7m to the underside therefore they can be clear glass. The window in the bathroom will be obscure (why would anyone want a clear window in a bathroom?) Secondary means of escape does not apply to bathrooms. The ground floor windows can be constructed with a fireproof type of glass/ frame so are unaffected by the rules on unprotected areas, the bathroom window is less than 1m² so no problem there.

HABITATS

There is just grass to No 24's side of the boundary with no other vegetation to speak of so therefore I cannot see how hedgerows and bird habitats will be effected. The flood risk assessment is with the council.

OVERLOOKING

As previously mentioned there are no windows that Mr Freemantle's property can be seen out of in that elevation, Mr Freemantle need not concern himself with other people's properties. From the block plan Mr Freemantle's property is 20m from the boundary, this is considerably less than most new builds.

HIP ROOF

The appearance is a matter of opinion, most consider the hip an improvement on a gable end. A hipped end will affect Mr Freemantle the least.

FOUNDATIONS

These are allowed under the party wall act to be near to the boundary.