

Comments for Planning Application APP/17/01278

Application Summary

Application Number: APP/17/01278

Address: 36 Oaktree Drive, Emsworth, PO10 7UJ

Proposal: Single storey rear extension.

Case Officer: Tina Pickup

Customer Details

Name: Mr and Mrs John Cox

Address: 53 Oaktree Drive Emsworth

Comment Details

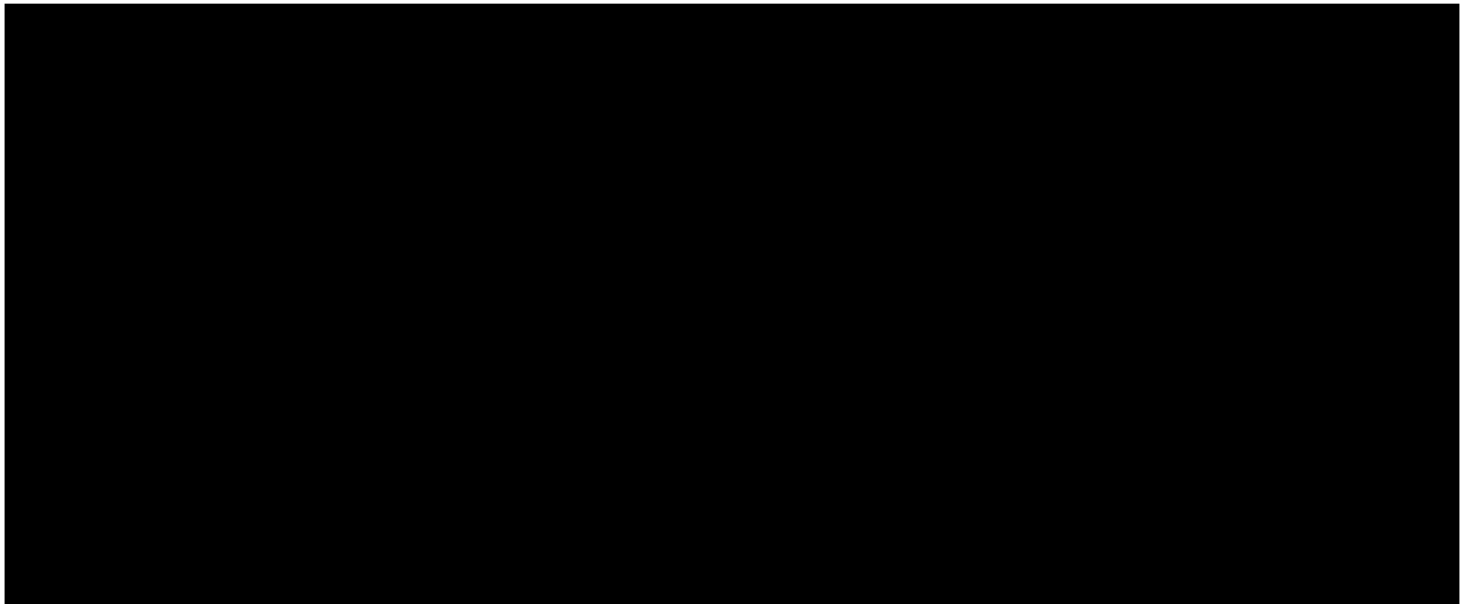
Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:



Subject: Re: APP/17/01278 | Single storey rear extension. | 36 Oaktree Drive, Emsworth, PO10 7UJ



Dear Mr and Mrs Cox,

Many thanks for your email which I received on the 21st Dec. Please see my response to your queries in red.

1. Can you please confirm that the existing fences will remain and be untouched during the building phase and thereafter

The intention would be to retain this as best as we can during construction, however, to help ease and speed up the construction process it would be helpful (with your permission of course) to temporary take this down whilst the new walls and roof are constructed. The fence will then be reinstated in exactly the same position after the works are finished.

Our experience is that when fences are taken down and then reinstated they never look the same and often the fences bulges in or out and looks shabby and unsightly - we would therefore not want any fence taken down or affected in any way - if this happens we would expect you to replace the complete fences - the one in its entirety between the 2 buildings and the one from this fence to the rear of the properties - the new fence to be the same as the existing one and creosoted in the same colour as today

2. Can you confirm that the extension is within the fence boundary and how close will it be to the 2 fences adjoining our property

Yes, all the proposed works fall within Mr and Mrs Carr's land. The proposal show a distance between wall and fence of 215mm to the south boundary. The distance to the west boundary is 300mm.

3. What is the maximum height of the extension

The distance to the underside of the soffit (top of wall on the west elevation is 2100mm). The overall distance to the (study) ridge is (3150mm)

What is the maximum external height of the extension

4. Does the main area of the extension have a flat roof - what material and colour is this roof proposed to be. No. Please see attached image. The study will be a dual pitched roof, the rest of the extension will be constructed as a lean-to type roof.

The west side elevation of your December 12th document Amended Proposed Elevations shows a flat roof - is this wrong and are you going to amend it

5 What is the maximum height of the study area that we will see behind the fence from our front drive

The gable end on the south elevation will be approx. 1350mm

Is this the maximum height above the fence that will be visible - please let us know the maximum height of the study ridge from the ground

6. Is the side elevation of the study that we will see over the fence from our front drive be of matching bricks and tiles to those already used on the property. Yes. Presumably from this view we will be seeing an elevation of mainly matching bricks. Yes, more-so roof.

7. Is the side elevation of the study as seen from our back garden (west elevation) also of matching brick and tile and will this view of the study area seen over the fence be mainly roof tiles. Yes.

8. Can you please detail the difference between the plans submitted on 6/12/17 and those on 12/12/17 and the reasoning behind the changes. Originally the lean-to roof came all the way across and over the study area, It would have resulted in a higher roof line and large expanse of brick work on the south elevation. The new design has reduced the ridge line making the

extension less viable and intrusive.

We were shown this huge plain brick wall after it was submitted to planning - some 4 metres high and 3 metres wide which would have been in our face, blocking 25% of the view of the woods and also asked if part of it could be built on our land - this first attempt showed no consideration for us at all and even assumed the use of our land.

9. Where will the rainwater on both the main area and the study area drain into A new soakaway will be constructed within Mr and Mrs Carr's land.

There is no plan/ layout for the soakaway or soakaways and we assume that the soakaway(s) will end within the garden of No. 36. As the natural slope of the land is towards our property we do not want to be waterlogged/ flooded as a result of this extension and would want the rainwater drained into the mains drainage.

10. Are you aware that we have objected to the part of the extension Yes- the study area that extends beyond the existing building line as seen from South side front elevation - why couldn't the Study area be built at the other end of the extension where it would not block our and other's view of the woods and change the nature of this corner of the existing environment. If the Study/ Gym area is built at the other end of the extension the main impact will be on Mr and Mrs Carr and as this extension is for their benefit it would be best for them to accept the changed views and not impose this change on others We did discuss a number of options and designs, this out of all them made the best use of the available space. Mr and Mrs Carr were very conscious on how the works would effect you. The amended plans further reflect this.

We still believe that there is no reason that the study area should be built on the other end of the extension where the impact is only on Mr and Mrs Carr and then the extension will have minimal impact on all of the neighbors and their current view of the woods, thus keeping the current open outlook of this corner of the close.

With the study area at the far end even the laundry room could be added to it and thus the current internal modifications would be unnecessary.

I trust this has helped clarify a few points, should you have any further queries then please do not hesitate to contact me.

Best wishes.

Jimmy

