

Comments for Planning Application APP/20/00726

Application Summary

Application Number: APP/20/00726

Address: 62 Ferndale, Waterloo, PO7 7PB

Proposal: First floor extension at rear to sit above previous ground floor extension. Changes to windows and roof tiles throughout. New rendered finish to front elevation and part of new rear extension. New garden wall along main road.(Revised application).

Case Officer: Bee Crawford

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:REFERENCE APP/20/00726 - 62, FERNDAL PO7 7PB

This planning proposal has been carefully studied. We have serious and strong objections to this proposal as well as some general observations/queries.

██████████ (house holder 62 Ferndale) had been good enough to provide us with an A4 copy of the East Elevation of the 2020 proposed extension. Until the full plans had been looked at carefully online it was not possible to really get a proper appreciation for the proposed works.

The comments made by this house-hold in 2004 and 2019 in relation to two previous applications for a first floor extension at 62 Ferndale (cases 04/59537/002 and APP/19/0625 refer) still stand and we would wish them to be taken into account again. In addition, the constraints shown online to those plans are still relevant to this new proposal and should also be applied to the new application.

2020 Comments

Two observations/queries of apparent errors

a. The Ferndale street view and the proposed front wall shown in the new plans

Major works at 62 Ferndale have been underway constantly now since February 2020 with just a 2 week break at the start of the COVID lockdown in March and a few odd days here and there. Part of those works have been the removal of the old wall to the front garden and the construction of a series of four tall (approx. 5ft high) breeze block/concrete pillars of roughly the same height with a

low wall between them. These pillars and wall have no resemblance to the type or height suggested/outlined in the latest proposal.

Do the latest plans mean that new wall is to be knocked down again and rebuilt? If the new plans are in error here, are there any other areas where there are inaccuracies?

A photograph of the current state of the wall will be e-mailed to the case officer separately.

b. Chimney stack.

The new plans for 62 all show a chimney stack on the northern end of the roof. During the exhaustive building works this year, the chimney stack was removed prior to the new roof being installed during the summer. There is now no space for a chimney stack on the new roof.

The same question has to be asked, if the new plans are in error here, are there any other areas where there are inaccuracies?

Again, a photograph of the current new roof will be e-mailed to the case officer separately.

Major Objection. Effect on Daylight

1. It must be admitted to start with the new proposal is somewhat better than the previous ones.
2. It must also be stated that we are not against the two room extension on the first floor, it is the height of the extension roof that we must challenge.
3. When Mr [REDACTED] originally showed us a draft for the new plans back in January 2020, in case he lost his appeal to the previous application, we were very heartened to note that there was a proposed pitched roof over the extension. We recall the initial drawing we were shown clearly had a shallow pitch whose ridge seemed only about 40-50% of the full height of the main roof. This would have been acceptable.
4. However, when the full plans were available online, it was clear that the height of one of the two proposed pitched roofs is shown as being virtually the same height as the main house roof. This means that the loss of light to 64 Ferndale will be significant.
5. Thus the proposed height of the top of the roof of the new first floor extension of 62 Ferndale, would have a serious deleterious effect [REDACTED] especially with regard to a reduction in light [REDACTED] During the 2 main summer months, June and July, this effect is not that noticeable as the sun is high in the sky all day long. However, for the vast majority of the year, especially in the winter, autumnal and early spring months, when the sun is lower in the sky, a new high first floor extension roof on 62 Ferndale would significantly cut out the light into the south/west facing windows and door on the

[REDACTED] Again, an appropriate photograph will be e-mailed to the case officer separately.

6. This loss of light would inevitably result in increased electricity bills (and therefore costs [REDACTED])

[REDACTED]