

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0533/P	Ruby Rochman	04/05/2024 23:05:17	OBJ	Whilst all works are being undertaken we would ask that the proper securing and protections are put in place to ensure the works do not affect our home at 36 Roderick Road. For example through building works of this project to date when existing wooden railings were removed from the first floor terrace at number 38, debris fell onto our glass roof while we were sitting underneath it. No protection for our property, specifically our glass roof in this instance, was put in place prior to the wooden railings being removed. The planned removal of paint from the brick will cause considerable debris and dust to fall onto our property so please could controls and protections be put in place to minimise any damage and dirtying of our property.
2024/0533/P	Oliver Rochman	04/05/2024 18:24:59	OBJ	We, the owners of 36 Roderick Road, would like to raise a formal objection to the proposed alterations at no.38 Roderick Road (our direct neighbour). We shall be directly and materially impacted by the proposed replacement side and rear extension due to its height, scale, proportions, dimensions and detailing. The plans presented do not have any dimensions shown, but scaling them manually, the side and rear extensions appear to be 3.25m in height above external ground level. This is c.1m higher than our glazed side extension which shall be very dominant and overbearing when viewed from inside, and detract from our visual amenity and reduce the sense of openness we currently enjoy. Furthermore, and having reviewed the drawings in detail, it is clear, that the current design would allow for the lowering of the side extension roof and parapet by around 30cm so that it aligns with the underside of the rear extension ceiling. It is clear that the architect has not considered the impact this design will have on their client's neighbour, and the design should be revised accordingly. Lastly, the party wall junction as drawn on drawing 132-213 Proposed Section CC is very unclear and ambiguous and does not indicate in sufficient detail how the party wall junction, waterproofing, coping and rainwater discharge will be dealt with. If the application is approved, we would very much welcome and suggest that this detail forms a pre-commencement condition given the impact this has on the interface with our gutter and glass roof. We are also concerned that the addition of an air conditioning motor unit in the garden will create noise and vibration. Further we are concerned about the significant environmental impact of such an air conditioning unit, which we does not seem to be fully addressed in the application.