

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/2369/P	John Robinson	76 Cotleigh Road	07/05/2014 11:38:29	COMMNT	Design and layout

1. Access to first floor flat windows for cleaning and maintenance would be difficult and incur extra costs.
2. Access to first floor flat waste and drainpipes would be difficult and incur extra costs as pipes and drains would be enclosed within the ground floor flat.
3. Drain and waste pipes may have to be re-routed and changes made to the first floor flat bathroom.
4. The plan does not show the existing first floor flat toilet window or toilet overflow pipe.
5. It is unclear from the plan where any new guttering from the extension roof would drain.
6. The new flat roof will gather more rainwater and put more pressure on existing drains.
7. The extension covers route of existing drains.
8. The new flat roof poses a security risk to first floor flat, potentially making access by thieves easier. Extra security (eg. better window locks) will be necessary.
9. The plan seems to show the ground floor boiler flue too near the existing first floor flue (not shown on the plan).
10. The ventilation from new ground floor kitchen will mean cooking smells rise up to the first floor flat bedrooms.

Loss of Daylight, sunlight and privacy of neighbours

1. The first floor flat would overlook the new skylights and be able to see into the ground floor flat (including the bathroom).

Related issues

1. The building has a history of movement. It has tie rods (not shown on the plans) and is partially underpinned. Removing windows and doors, and making new openings in supporting walls will lead to further movement and cracking in both flats.
 2. There may not be adequate ventilation in the enclosed bedrooms. The owners of the ground floor flat have previously complained about issues with damp and condensation.
 3. The only method of access to the first floor windows above the extension will be via the new flat roof. This roof should be of a design adequate in strength to support the weight of contractors and their equipment to allow for repair and maintenance of the first floor flat.
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