

From: [REDACTED]
Sent: 19 October 2014 19:36
To: Planning
Cc: [REDACTED]
Subject: Objection to planning application

Application number: 2014/5927/P

Planning officer: Tessa Craig

Dear Sirs

I would like to object to the above planning application.

If the Juliet balcony is not permanently fixed in place and the metal balustrades are retained and extended along the sloping gable end it would leave the possibility of the flat roof to be used illegally as a roof terrace, either now or in the future.

There appears to be no provision under building regulations for a Juliet balcony to be lockable to provide access to a flat roof for maintenance hence there is no requirement for the steel balustrades around the perimeter of the flat roof.

I have asked the residents of 71 Sumatra Road, the house applying for planning application for the structural calculations showing the loading on the party wall for the roof terrace, none has been forthcoming. I have asked for the calculations for the sizing of timber joists and their frequency, none has been forthcoming. Given this change from a pitched roof to a flat roof would be seen as new work, what is the U value of the new roof? Is it a warm roof or cold roof? There seems to be no drawing or specification for any of this work. The builder Zion Kadosh, has scant regard for any regulation, I question whether the flat roof as it stands is fit for purpose, let alone as a roof terrace. How is any of this structure going to be passed by Building Control?

The change to the dormer from the original planning application 2011/6621/P provides the same amount of light and ventilation, hence there is no benefit to installing a doorway unless you are proposing to access a roof terrace. There is no logic to remove a pitched roof and install a flat roof unless you intend to use it as a roof terrace. I feel that the dormer should be installed as the original planning application.

The group of houses on this part of Sumatra Road all have pitched roofs to the rear extensions and I feel that it should be reinstated as a pitched roof to maintain continuity with adjoining houses.

Please can you inform me by email of the outcome of this planning application.

Kind regards.

Yours faithfully

JAN L MICHALUNIO