

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5567/P	Emily Wright	Flat 1 Vanbern House	11/11/2015 21:49:00	COMMNT	<p>I would like to raise a few concerns/ propose a few amendments to the plans as follows:</p> <ul style="list-style-type: none"><li>- The bins should not be stored directly in front of the window for environmental health reasons. If there is to be a bin storage area in front of the property this should be fully enclosed, and further away from the window.</li><li>- The proposed covered storage area must be closed off at the back. Currently tenants store their bikes in the stairwell of the communal hallway which they should not do, however this is understandable as there is no closed secure area for bikes to be stored outside. The outdoor area at the back of the property is easily accessible to intruders as it has a reasonably low wall which can be scaled and jumped over (and I understand this has happened previously), so there is a high risk that bikes or other property would be stolen if left in sight.</li><li>- The area described as a communal garden is currently concreted over, not level and therefore not useable. Building this flat would block access to it, and so would make any work to improve its appearance difficult. I would suggest that remedial works to make the back area a useable and pleasant space should be carried out before the flat is built.</li><li>- The plans mean that the owner/tenant will have to go through 3 locked doors to access their flat. I am concerned that this would increase the risk that the back door to the outdoor area would be left unlocked to make their access easier (the back door locking mechanism is already difficult to use and it has been left unlocked on occasion).</li><li>- The new flat membrane roof at the back may be unsightly - I would suggest that it should be in keeping with the current roof of the building.</li><li>- Finally, I would like to have reassurance that any building works will only take place within reasonable set hours (including not over weekends), and the communal areas will be kept clear and clean at all times during the period the building works are going on.</li></ul> <p>Thank you in advance for your consideration of these comments.</p>

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