

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/1315/P		12/05/2020 15:04:11	COMMENT	<p>In principle, I have no objection to the proposed extension, however I do have the following comments:-</p> <p>The existing pine tree in the garden is very large for its proximity to the existing building, with potential for root damage. It also shades sunlight from our garden, not to mention the raised floor level flat of No 91 and therefore seems inappropriate in both scale and position. I would like to see a Condition that the tree should be removed and if necessary replaced by a smaller tree in a better location more suited to the scale of the garden and the position of the new extension. The existing tree droops pine needles and other debris which would currently fall on the glass roof of the proposed extension which will quickly become unsightly unless the owner has a considered method for cleaning the glass.</p> <p>The construction is described as all glass. The side walls are very close to the existing brick garden wall and do not allow sufficient space for either cleaning/maintenance of the glass or maintenance of the brickwork, should that be necessary. Is the side glass up to wall height opaque and/or can it be opened or removed from inside to facilitate this? Consideration should be given to this.</p>
2020/1315/P		13/05/2020 15:55:41	COMMENT	<p>Further to comments that I made yesterday, I would like to make the following additional points:-</p> <p>The design proposal for the extension and its description are very basic and it seems unlikely that the finished construction would be as minimal as it is shown, unless it is indeed all glass. Details of the form of construction and the principle materials to be used should be made available for comment before approval is given to ensure that the proposal complements the existing building.</p> <p>There are no vertical dimensions given to the elevations for the overall height of the extension or its height above the top of the existing garden wall which is of greater consideration to me. On the proposed north-west elevation drawing showing the garden wall, the wall itself actually runs at the predominant lower level indicated on the drawing, to within about 300mm of the building wall before stepping up. This means that more of the extension side wall will be visible from my property and I would like to see agreement on the maximum height permissible and for this to be a condition to any consent given, so that it can not creep up during construction.</p> <p>I would also note that the extension itself as proposed will inhibit the possibility of erecting a scaffolding for access to the rear elevation of the building for maintenance/decoration when this be required. Whilst this may not be a town planning matter it is something that the applicant should consider.</p>