

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/0297/P	Dominic Tinley	20/03/2021 12:25:11	SUPC	<p>We broadly support the application for a ground floor extension to 60 Patshull Road with some observations and reservations that relate to the proposed enlargement of the side alley shed.</p> <p>Drawing A-01 does not show the side window in the rear room of 58 Patshull Road. The plans appear to mirror those of 60 Patshull Road where a side window has been bricked up. 58 Patshull Road has a small original window which was retained when the rear of the property was redeveloped. A larger shed would require the party wall to be built up which would cut out light to downstairs windows.</p> <p>Drawings A-06 and A-07 both show a proposed increase to the pitch and height of the side alley roof which doesn't follow the pattern of other properties. A larger shed roof would be visible from the road above the existing timber panelling around the side entrance door. A larger roof would also cut out more light from downstairs windows of 58 Patshull Road than a roof following the existing line.</p> <p>We also note that the plans don't show how drainage for the shed will work, and request that whatever is approved and built that we can agree a better arrangement than the existing gutters which are not ideal for either property. It would be advantageous to both properties to devise something more attractive and effective that reduces the chance of leaks and requires less maintenance (e.g. a more substantial box gutter running along the top of the party wall).</p>
