

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/0740/P	Dr Elspeth Alstead	19/04/2021 17:23:09	COMMNT	<p>Comments about proposed building work at 7A Lupton Street</p> <ol style="list-style-type: none"> 1. The plans do not detail any timescale for the works proposed and there is no indication of the level of disruption it may cause for neighbours working and studying at home, especially during this summer. 2. Drawing ABC182/5006 is incorrect in that it shows a timber fence stretching the full length of the garden between 7A and 5. There is currently a timber fence starting at the light well and ending at the end of the proposed extension. Beyond that is a low brick wall. 3. Drawing ABC182/5006 showing the new position of patio, will provide no privacy for number 5 unless there is a higher wall between the two properties. 4. The excavation required for the new patio at 7A will impact the foundations of the current party brick wall and rebuilding this wall seems inevitable. I would ask the height of the wall be raised to protect privacy between the properties. The current wooden fence is rotten and not fit for purpose. I would suggest it should be replaced with a higher brick wall in continuity with the rest of the garden party wall. 5. The plans do not indicate whether there are any intentions to use the roof of the new extension as a roof terrace. This would seriously impair the privacy of the garden at number 5 and I therefore object to any proposed use of this space as a roof terrace.
2021/0740/P	Rene van Velzen	16/04/2021 14:51:54	SUPC	<ol style="list-style-type: none"> 1. Drawing ABC182/5006 of the proposed lower ground floor shows a timber fence at 5 Lupton Street over the full length of the garden and this is incorrect. There is currently a timber fence starting at the light well and ending at the end of the proposed extension. Beyond this point there is a low party brick wall. 2. Drawing ABC182/5006 of the proposed lower ground floor shows that the existing paved patio will be re-located from where we now have a timber fence to the area with the low party brick wall. This means that there is little privacy for both sides and I would suggest that the party brick wall be raised to 2m. 3. The plans do not clarify in any detail the effect of the works related to the party wall with number 5 Lupton Street. <ol style="list-style-type: none"> a. The required excavation for the new paved patio area will impact the foundations of the existing party brick wall and a rebuild of this party wall seems unavoidable. I suggest that the party wall be rebuilt taking into account an increase in party wall height to ensure privacy for both sides. b. The party wall shown on the drawings along the extension which includes the light well is very low (less than 1m high): for the new proposed extension with light well, I suggest that this wall be raised to 2m, in line with the height of the rest of the party wall, to ensure privacy on both sides for numbers 7A & 5 which will allow the now redundant and rotten wooden fence at number 5 to be removed. 4. The plans do not clarify what will be done to avoid the roof of the extension to be used as a terrace for the upper floors at number 7. We object to any use of the roof as a terrace as this would seriously impact the privacy of the garden at number 5.