

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3391/P	Marie Claire Williams	13/09/2021 18:21:53	OBJ	<p>I have a number of concerns about this planning application and the detrimental impact on my property and the conservation area as follows:</p> <p>Flood Risk</p> <p>The application question "Will the proposal increase the flood risk elsewhere?" has been ticked as No, however this needs further clarification. The rainwater drainage from the rear basement area in 37 flows across the rear basement area of 39 to the available drain, this is reciprocated in the front where 39 drains into 37. This arrangement exists due to the slope of the land on which the properties are built. The proposed plan indicates that the basement area at the boundary wall will be filled to match the height of the higher ground. This will completely block the existing drainage and will flood the whole basement area and the lower ground floor flat 37a, as was demonstrated during the recent extremely heavy downpours on 13th and 25th July as the previous occupants of 39 had sealed off the drains. There needs to be detailed information about the drainage arrangements to ensure that the basement of 37 is not jeopardised. Although the area is not identified as an area at risk of flooding, due to the depth of the basement areas adequate drainage must be preserved.</p> <p>Proximity to boundary wall</p> <p>The proposed plan places the extension 1.5 metres from the boundary with 37 (almost the full width of the building) and is therefore considerably wider than the extension at the adjacent property. The extension at 37 is 4m from the boundary wall.</p> <p>Trees</p> <p>The Arboricultural Impact Report states that none of the identified trees are covered by a TPO. This is not the case, and certainly at least 1, the False Acacia referenced tree no 6 in the report, IS subject to a TPO ref. C255 2001 made on 24th April 2001.</p> <p>Materials</p> <p>The application states that the wooden sash windows (at the side of the building) are to be replaced with metal awning windows, these are not comparable to the other windows of the building and not in keeping with the conservation area.</p> <p>Vehicle Parking</p> <p>The application states that the existing number of car park spaces is 1 and that the total proposed (including retained) is 1, this cannot be correct as there are currently no car parking spaces provided and there is no parking space in the final plans.</p>
