

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/3733/P	Nikolaos Kotinas	07/12/2022 10:09:40	INT	Dear Sir/Madam

please find attached my comments with regards to this planning application requesting full planning permission. I find the application to have a number of shortcomings and omissions that need to be properly thought of and addressed. The building proposed is a major development measuring in excess of 17 square meters and height of 2,5 meters. This is being erected in a densely populated conservation area. I am presenting my comment for each section of the application below:

#### Description

Should specify more about the nature of the building being erected. What will be the nature of the foundations being used? How deep will they go? Will they affect neighbouring properties and structures? Is this really a garden shed? Or is it a garden room? The dimensions (3m by 5.7m by 2.5m height) indicate a garden room. A garden shed can not be bigger than the rest of the garden. What is the intended use? A garden shed is for storage. A garden room is for habitable use. Will there be an electricity supply and any other services to the "shed" or "garden room"?

#### Foul sewage

It is stated that foul sewage is to be disposed off by connection to the mains sewer. Later on, it is noted that there is no proposal to connect to the existing drainage system. These 2 statements are contradictory. Further explanation is required.

#### Water Management

I do not see enough detail about water management? What is the proposal about managing the rainwater that is going to be collected on the felt roof? Where will that flow to? Can existing infrastructure manage this?

#### Fire Safety

A building is proposed that is about 2 meters away from the main property. This is made out of wood. What is the fire safety provision? Is this allowed, adequate and safe? Especially if this building has an electricity or gas supply to it

#### Drawings

The existing and proposed block plan is not to scale and needs to be corrected.  
The proposed development is 5.7m by 3m = 17.1sqm  
The existing block plan shows the shed to be 2m by 1.5m = 3sqm  
The new building should therefore be more than 5 times bigger than the existing one. This by no means shows in the plans as they are not to the correct scale. They are therefore wrong and misleading. Please correct and resubmit

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2022/3733/P	Frost	07/12/2022 15:40:19	OBJ	<p>Please note the following as an objection against the proposed construction of a the very large rear outbuilding at the above address.</p> <p>This construction can be seen from the rear of my property and will distract from the already diminishing green spaces in the area.</p> <p>The previous building was a discreet standard size shed, the new construction is in the middle of the garden and has the appearance of a more permeant building.</p>

---