

Comments on Planning Application 6/2022/2714/HOUSE

The proposed structure will be c10m from our house and directly attached to two of our boundary walls. (see below for more on this point). On reading the application we had concerns about the visual impact, loss of daylight, and the potential impact on the walls.

We have had positive discussions with the applicants about these concerns and they have largely reassured us, subject to clarification about the gutters. (see below).

In terms of the first group (visual impact/sightlines/shade). The applicants have stated that the roof of the new structure will consist of terracotta colour tiles projecting no more than 25cm above the existing 3m wall, and no more than 85cm above the 2.4m wall, with no aerials or solar panels being higher than that. Also, that all visible walls will be red brick as close as possible to the existing walls. We are OK with these responses.

The impact on our walls is more complex. In the plans as submitted, the new structure will be as close as possible to our walls without touching them. This would create voids which over time would fill up with detritus and bring damp up against the walls while making it impossible to repair or repoint without tearing down the new structure. Also, no guttering is shown and so water from the roof would empty into the voids. We would strongly object to this.

The applicants have recognised this issue and have offered to seal the roof to the walls with a non-standard gutter system using lead rather than typical plastic guttering. This will protect most of the walls from the elements, (We assume the run off will be directed to a surface water drain.) The roof of the new structure will need to support someone standing on it to clean the gutters, to check the seal to the brickwork which needs to be kept in good repair, and to repair/repoint the walls where they rise above the roof. The void will also need to be sealed down the sides of the new structure to prevent access by vermin.

This offer is broadly acceptable to us, subject to a better understanding of this non-standard system and research into any downsides. We received the information about lead gutters only on the deadline day for this response and have not had a chance to research them. It will be difficult to inspect the voids to check their condition, so it is paramount that a quality solution is put in place. The planning application should be amended to clarify these points and state the make and type of gutter/sealant. Other neighbours are affected by this solution as the seal will extend beyond our two walls, and they should be given a chance to comment.

The applicants have also stated that the new heating/air conditioning system will be of low volume.