

PLANNING REF : 242437
PROPERTY ADDRESS : 123 Beech Lane
:
: RG6 5QD
SUBMITTED BY : Mr Marios Petsas
DATE SUBMITTED : 24/11/2024

COMMENTS:

Potential loss of light:

It is assumed that any reduction of light for 123 has been considered / found to be negligible using the 45 degree rule.

Scale and mass / overbearing:

Doubling in size of existing building, from 152m² to 304m²

To reduce overbearing impact, consideration could be applied ensuring the rear of the building does not project excessively from the established first floor building line set by neighbouring properties.

Overlooking:

Loss of privacy from balcony design on side elevations. Current neighbouring precedent is Juliet style.

Excavation and foundations:

Any excavation within 3m horizontally from 123 as planned should comply with existing guidance to ensure the foundations of 123 are not undermined.

It may be necessary to dig a trial hole to establish the depth of the foundations (currently unknown) through an excavation or relevant notice and compliance with the Party Wall Act if then required.