

PLANNING REF : 241927
PROPERTY ADDRESS : 47 Longwater Road
: 47 Longwater Ro Finchampstead, Wokingham
: RG40 3TS
SUBMITTED BY : Mr Stephen Grigg
DATE SUBMITTED : 19/08/2024

COMMENTS:

Number 47

We Have received the second council notification, that number 49 are applying for a planning application to make changes to their property.

As per the first notification we are pleased for our neighbours to progress their family home, but again we still have a few unanswered questions that we would like addressed prior to planning being agreed.

We are aware that not all the questions below may be answerable by the council, however we would like to make our concerns clear and would appreciate any help/advice that can be provided.

We would also like to add these questions are intended to safeguard our property and way of life, as well as that of number 49! We would also like to make clear this is not an objection to the plans but us looking for answers to the above statement.

Boundaries

1. Please can you confirm what is the minimal distance a new single extension, ground floor, is allowed to be positioned/built next to our boundary? We own the boundary between ourselves and number 49.

2. Can you also confirm how close to our boundary/chimney the new dormer extension can be located?

We are the sole owners of the chimney- this is not shared with number 49.

We are concerned with how close this is positioned on the plans. Should we need to make any repairs or changes to the chimney or lead flashings we fear we will struggle due to the proximity of the dormer. The existing plans show our chimney in the current position, the proposed show it differently, so as above its important we clear this up, so we are left with the correct access to it when needed.

3 Please can we ask why the plans state that the 1.8m timber fence is to remain? This is our fence/boundary line so it is confusing as to why that would be in question?

4. We have an external brick wall on our boundary line before our fence begins, what precautions will be put in place to protect this when the foundations are being dug?

Soil vent pipe. (Noise related)

As you are aware number 49 is a mid terrace property. Currently all SVP waste pipes on our street in this type of property have their SVP pipe in the middle of the rear wall.

5. Could you please confirm where this will be relocated? From looking at the proposed plans it appears this is due to be located next to our boundary.

6. Please can you confirm how close this type of pipe is allowed to be located next to our boundary? Our fear is that if it's moved to within a few millimetres of our boundary line it will be located next to our master bedroom. We will then be able to hear this every time it's in use, as I'm sure you would agree when the facilities are used in either the new dormer bathroom or the existing, this is not something you should be able to hear from our master room.

Rainwater pipe

We have a down pipe (rainwater) which flows into a gully and heads off into number 49s direction.

7. Will this be protected when the foundations are being dug?

It is understood that the guttering will be modified/removed for the new dormer to be added.

8. How will the guttering from the dormer join to a new down pipe and how will that down pipe finish? Our concern is, if when looking at the rear dormer you have a down pipe on the right hand side, will our guttering be able to take that added direct flow of water? At the moment where they are of poor design, the existing guttering can over flow and water can enter over the fascia board and then inside our property.
If the proposal is for the current guttering to be used by the new extension/dormer will it be made worse and will we start to get damp issues?

Party Wall.

As you will be aware we share a central wall with number 49. We have on a number of occasions raised with our neighbours just how thin these walls are, which is leading us to have concerns over any work that has and will take place on this central structure.

9. Will our neighbours be issuing us with a party wall notice?

10. Will works take place before the party wall agreement is issued, and agreed?

We have concerns over the structural integrity, due to the make up of this wall, and would appreciate the below being answered.

11. Will this wall be able to take the new weight of the dormer, and the new staircase, which we understand will need to be fixed into the central wall for strength?

12. If our future plans are to add a dormer to our property, will the same wall take the weight from our side?

With the added work being completed on the ground floor of the rear wall being removed for the new kitchen space;

13. Will more weight be added to this central wall?

14. Will what is left of the current rear wall structure be strong enough to take both second and third floor weights without affecting our central wall?

15. Could we please have the structural engineer report on this wall to confirm all the above?

Privacy

The bathroom on the first floor has obscure glass, which gives us privacy in our garden, and means we are not able to see into it when it's in use.

16. When the new bathroom is formed on the second floor, we were led to believe from the first report on the previous application it would have obscure glass to continue that same privacy as we have now! This does not appear to have been updated on this application, could we please make sure this is corrected as we believe this is important to both parties.

Damages

As mentioned above our central walls are thin. These central walls are connected to all our living and social spaces (bedrooms and living/dining area).

After the recent bathroom modification to the party wall, we had cracking in our main bedroom.

The plans show the new staircase will be fitted along the central wall next to one of our bedrooms.

17. How will our walls be protected from any future damages from the stairs being fitted and located next to this?

Fire risks

18. With the new dormer being constructed, will there be a firebreak solution provided between our lofts?

19. Is this something that is a necessity with Building Regulations to allow the building of the new dormer?

Future works

In conversation our neighbours informed us of their possible intention to construct a further toilet on the ground floor under their staircase.

This again will be positioned on the ultra thin central wall and next to our living room/dining area. We are highly concerned that, when sat in our living room/dining area, we will be able to hear all that goes on in this toilet - which I hope you agree will not be pleasant for either our neighbours or us.

Construction Hours

We have already discussed this with our neighbours in light of

transparency. However could we please have it confirmed that all of these works, internal and external, will take place in the agreed hours of work.

As I hope it can be appreciated, we will still need to enjoy our home and "downtime" while all these works take place. We have welcomed our first child into the world therefore would appreciate being able to enjoy this time in a safe and peaceful environment.