

**Re: Planning Application (ref: DC/23/67858)- 7 Lochranza Croft
Proposed single and two storey side and rear extension
Objections**

████████████████████ Owners of No ██████████
██████████ pair of semi-detached houses of a similar size which are separated on their common boundary. There is a party wall between the two houses. The masonry wall and fences at the rear of the property are in the ownership of the Adjoining Owners.

The Adjoining Owners object to:

- The size of the rear extensions
- The proposed removal of the rear flank wall which adjoins the rear flank wall of their property
- The proposed layout of the new steelwork which is shown as being supported by the party wall
- The proposed layout of the new external wall which is shown as adjoining their masonry wall on the boundary

I refer to the Officer's Report which was placed on the online system on 17 March 2023. The following matters have not been addressed:

The size of the rear and side extensions has not been reduced. The external area of the G/F has only been reduced in size by approximately 3m². The external areas of the existing house at G/F are due to be increased from 63m² to 103m². At 1/F they are due to be increased from 45m² to 86m². These extensions are significant in size.

With regard to the single storey and two storey extension at the rear of the house there would be an adverse impact on the amenities by reason of loss of light and outlook. The 1m section of wall which is at least 5.0m high is also over bearing. In addition the roof height has not been indicated on the drawings. The elevations are also wrong. The patio doors in ██████████ are also shown in the wrong position.

The dimension between the boundary and the proposed external wall of the garage should be at least 1.0m and not 885mm as shown on the drawings. The house will need to be reduced in size.

I advised in a letter dated 14 February 2023 that the Adjoining Owner objected to the removal of the walls adjoining the party wall and objected to the installation of heavy steelwork on the party wall. These objections have not been included in the Officer's Report.

There is a large open kitchen dining area shown on drawing no 164(P)03E-Proposed Layout of Floors. To facilitate this large open area the applicant proposes to remove the existing rear flank wall between G/F and Eaves and remove a section of the existing gable wall from G/F to 1/F. He proposes to install steelwork at 1/F and at Eaves level.

It is not apparent from this drawing that the removal of the existing flank wall and the removal of a section of the existing gable wall from G/F to 1/F would be required. For ease of reference I have indicated in red on the attached Sheet 1 of 3 the extent of the existing walls to be removed. I

also attach Sheet 2 of 3 and Sheet 3 of 3 which show the proposed layout of steelwork at 1/F and at Eaves level.

The proposed steelwork is extensive and would require significant temporary works to facilitate the erection of this steelwork. The existing roof and the 1/F would need to be supported before any walls are removed and the new steelwork installed. The rear of the gable wall would also need to be supported before this steelwork is installed.

The existing roof which extends across the two properties would be re-supported by a New Beam 3 at Eaves level. This beam would be supported by the party wall and by a new masonry pier which in turn would be supported by a New Beam 3 at 1/F level. New Beam 2 at 1/F would also be supported by the party wall and by a New Beam 3 at 1/F. These beams at 1/F also support the existing floors and the new floors, and the new rear external walls to be constructed above the 1/F.

The proposed layout of the new external wall which adjoins the wall of the Adjoining Owners is shown as 50mm from the boundary. The new wall should be located to avoid the existing wall and its footings. It should also be set back to accord with the paragraph above. The new wall needs to be relocated.

The Adjoining Owners object to the proposal to remove the rear flank wall which adjoins their property. They also object to the installation of New Beam 2 at 1/F and New Beam 3 at Eaves level which are to be supported by the party wall. These beams would impose additional loads on the party wall and the adjoining foundations. The loads from these two Beams are significant.

The drawings need to be modified to show a scheme which would not require the removal of the flank wall adjacent to the Adjoining Owner's property and would not result in the imposition of additional loads on the party wall and the foundations.

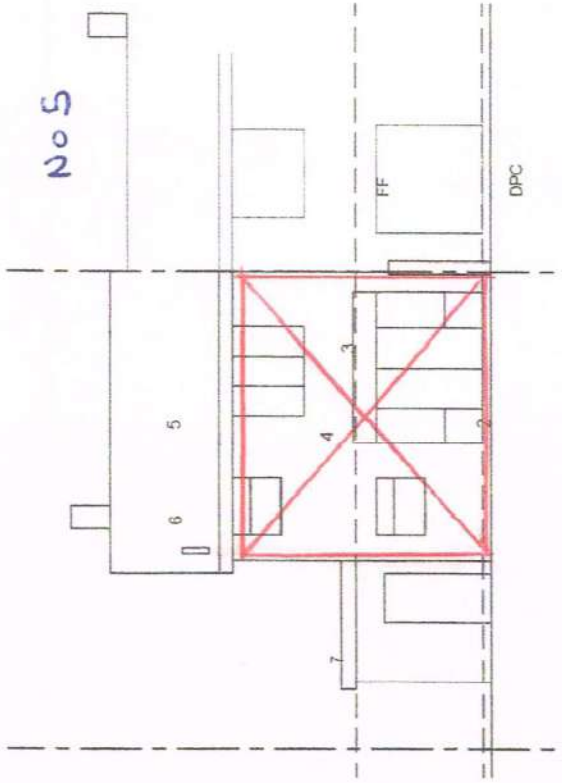
These matters are considered to be of material consideration.

I request that this planning application is withdrawn.

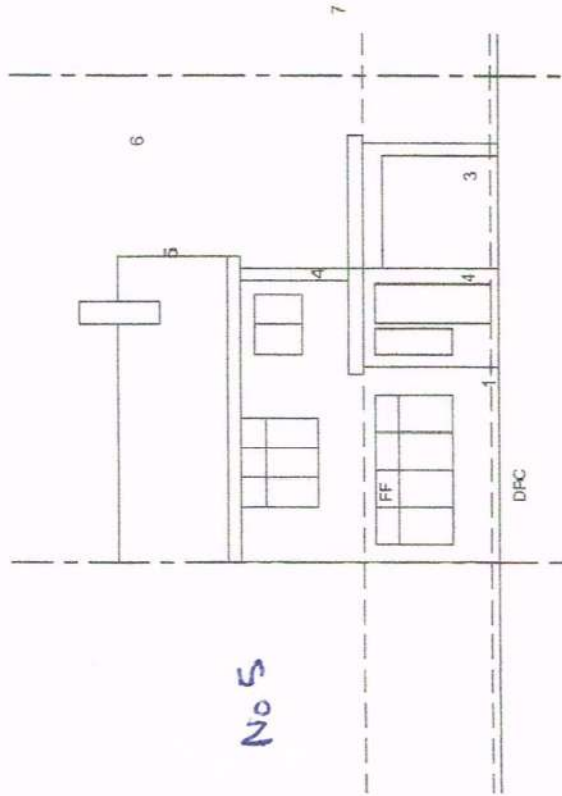
[Redacted signature area]

Attachments Sheet 1-3 inclusive

21 March 2023



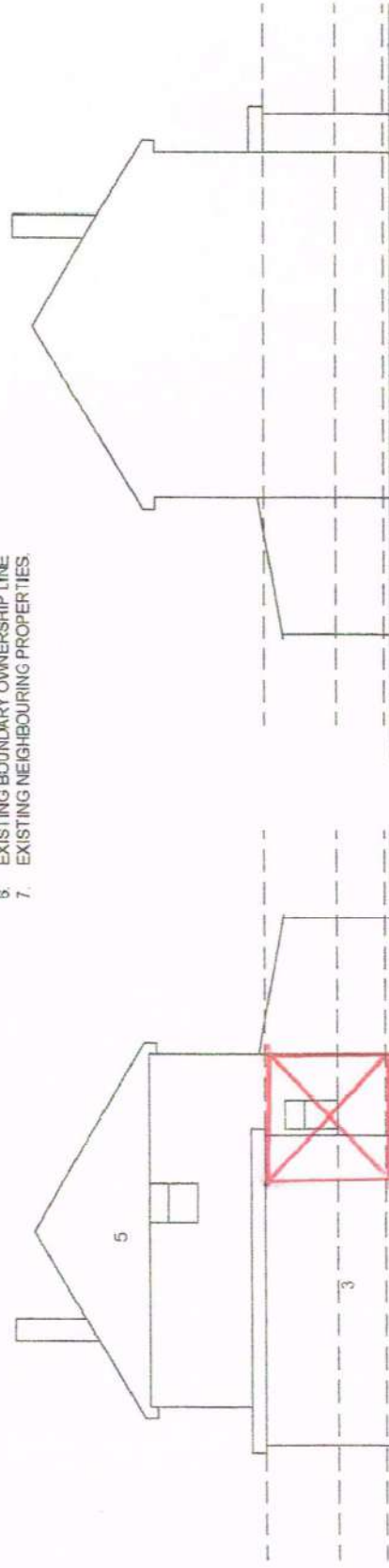
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION

KEY PLAN

1. EXISTING FRONT ENTRANCE
2. EXISTING REAR KITCHEN EXTENSION
3. EXISTING BRICKWORK
4. EXISTING UPVC DOUBLE GLAZED WINDOWS
5. EXISTING CONCRETE ROOF TILES
6. EXISTING BOUNDARY OWNERSHIP LINE
7. EXISTING NEIGHBOURING PROPERTIES.



EXISTING RIGHT SIDE ELEVATION

DRAWN BY: J. DUNN
 CHECKED BY: J. DUNN
 DATE: 09.08.16
 PROJECT: 163(P)04

EXISTING ELEVATIONS

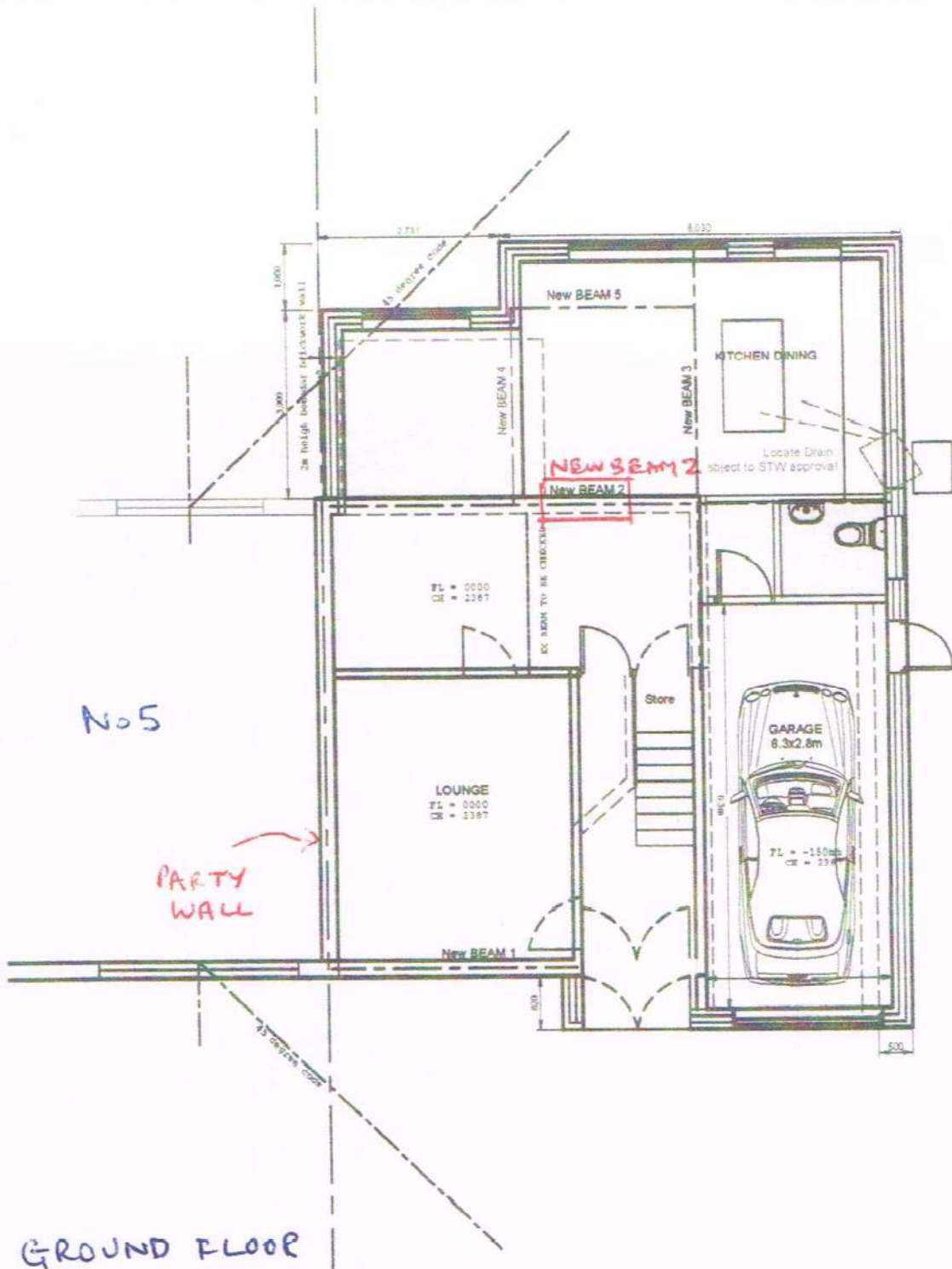
PROJECT: 163(P)04
 ARCHITECT: J. DUNN
 ARCHITECTURE: J. DUNN



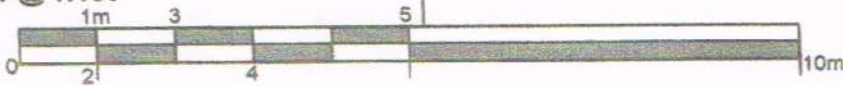
Scale Bar 1:100



EXISTING LEFT SIDE ELEVATION



Scale Bar @ 1:100

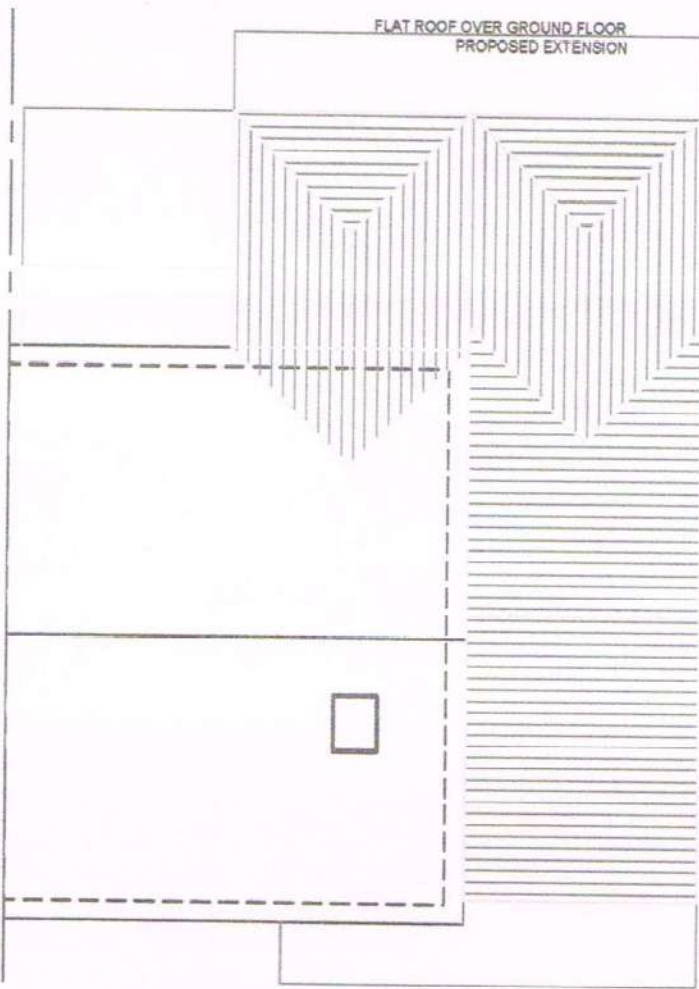


KEY

EXISTING WALLS, SHOWN HATCHED

FLAT ROOF OVER GROUND FLOOR
PROPOSED EXTENSION

ROOF PLAN



2m high boundary brickwork wall

45 degree slope

1,000

low ceiling 8' eaves

New BEAM 3

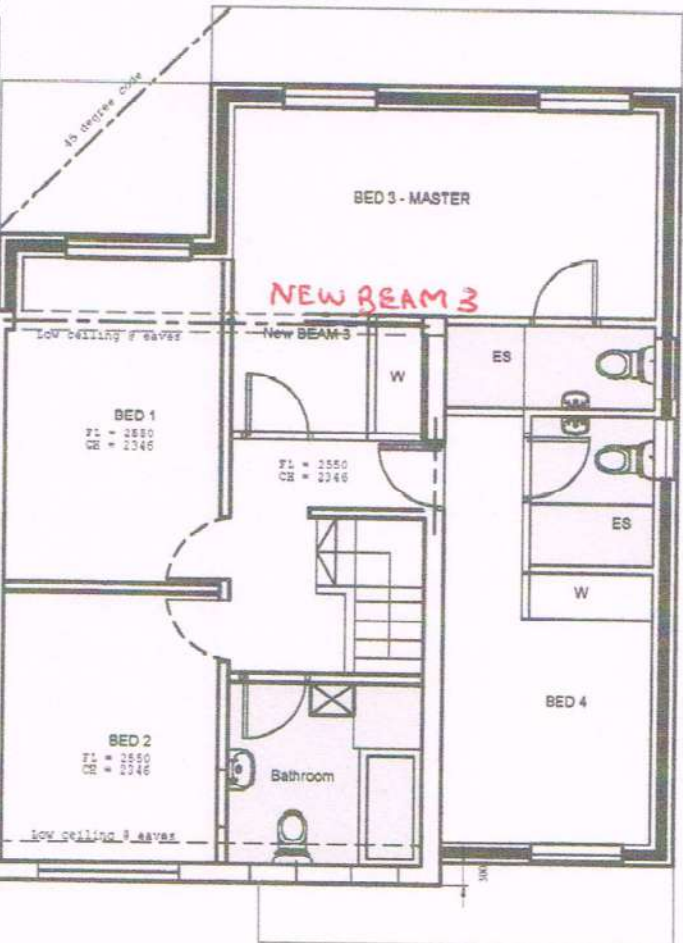
NEW BEAM 3

No 5

PARTY WALL

low ceiling 8' eaves

FIRST FLOOR



- PHYSICAL SITE BOUNDARY TO BE CONFIRMED BY CLIENT
- LEGAL BOUNDARY TO BE CONFIRMED BY CLIENT
- OUTLINE OF ADJACENT PROPERTIES
- WALL
- EXISTING LOADBEARING WALLS TO BE CONFIRMED
- NEW LOADBEARING FACED BRICKWORK WALLS
- NEW LOADBEARING 100mm BLOCKWORK WALLS PLASTERED FINISH
- NEW LOADBEARING WALLS 100mm FAIRFACE BLOCKWORK PAINTED FINISH
- NON-LOAD BEARING STUCCO WALLS
- EXISTING LOADBEARING WALLS SAFELY REMOVE
- NEW STEEL BEAMS
- NEW CONCRETE/TIMBER UNFILL TO EXIST WALL
- FULLY FILLED INSULATION - SEE SPEC
- NEW FLOOR AREA ALTERATIONS
- DIRECTION OF FLOOR STRUCTURE
- LIGHT FITTINGS TO CLIENT CHOICE

R - Ground Floor Front lounge extension omitted. Bedroom 3 omitted and floor layout revised. aa 05.02.22
 D - Bedroom 2 window added aa 11.01.23
 C - Bedroom 1 window added aa 10.01.23
 - Scale bar added aa 30.08.22

PREPARED BY: **PLANNING**
 SCALE: 1:100@A3
 DATE: 22.12.15
 DRAWN BY: mn
 APPROVED BY: aa

PROPOSED FLOOR LAYOUTS

PROJECT: 7 LOCHRANZA CROFT, GREAT BARR, B43 7AA



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