

I am the owner and resident of N^o 6, Railway Cottages, so this development is next door to me. The cottages are terraced, so this development is adjoining my property.

The drawings prepared by Mode Architects Ltd 23 050 AL(0) 06 Rev A are flat face on to the building and do not give any idea of either the size or the impact of the proposed extensions.

Records of utilities are very poor and incomplete as I know from having my extension built. My builders had to work out what was current or obsolete, from a spaghetti of pipework under the yard and connecting to adjacent properties, including a gas pipe between my property and number 7 which was inches below the surface. I have photographs. There were no records.

The extension facing the railway:

The extension would build over the mains electricity cable which supplies the whole terrace. The cable is tightly attached to the wall at first floor height all along the block. So the extension and proposed balcony would meet the existing wall where the cable is attached. The mains cable for the whole terrace would be built in. It would no longer be external. Damage is very likely.

The foundations for the extension would be very likely to damage the common drain which runs along the length of the terrace at the foot of the wall of the existing sitting rooms. The build out to this line would put the foundations in contact with the drain, which is over 100 years old.

The proposal is for a bathroom to be installed beneath the balcony. The existing drain is only for the run-off from the roof, not waste water.

The extension facing the railway will almost completely block all light to my hall and pantry. It will block the light and ventilation from the area outside the door. This side of the house faces north and so is always in shade. It is already prone to damp and moss.

The proposed balcony directly overlooks my garden. I would have no privacy at all in my garden.

I invite any and all members of the Council to visit me so that they can see and judge for themselves how badly this would affect my property and my privacy.

I ask the Council to send a buildings inspector to examine and report on the mains electricity and drain issues before the planning application is considered.

The extension on the yard side:

I have checked the internal measurements on the plan and allowed for wall thickness. The proposed extension extends over the common run-off drain originally the sewer. The foundation for the wall would be in and blocking the drain. This drain, formerly sewer, runs the length of the terrace and is the common run-off drain.

I ask the Council to send a buildings inspector to examine and report on the above before the planning application is considered.

The proposed extension would be bigger than those which have been done. It is on the wrong side of the house.

It does not respect the original layout of the terrace. Originally each house had a separate outside toilet and coal-hole facing the scullery. The existing extensions respect this layout.

Other issues:

Nº.7 has already been extensively remodelled internally, including the removal of original supporting walls and the staircase.

This proposal is for further construction work connected to the party wall with my property.

I am concerned that further extensive work may cause instability which would impact on my property.

Again, I ask the Council to send a buildings inspector to examine this issue.

The proposal is for extensions to both sides of the property plus extensive internal work.

There would be a lot of noise, disruption and dirt throughout these major building works.

Such extensive work would take months to complete.

Both external and internal work will particularly affect me as it adjoins my property.

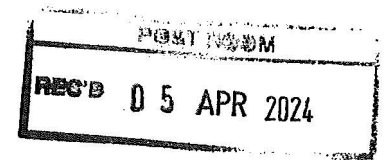
I am now retired and so at home during the day.

Penelope A. Lawton
6 Railway Cottages,
ST14 7AU

Re. SMD/2024/0105

Penelope A. Lawton, 6, Railway Cottages, ST13 7AU

I ask the Council to send a buildings inspector to examine the issues I have raised.
I invite any and all members of the Council to visit so that they can see the above issues for themselves.



Penelope A. Lawton (Miss)