

From: [REDACTED]
To: [REDACTED]
Subject: Application No. SMD/2025/0400 - Side & Rear Extension to 82 Portland Drive
Sent: 03/10/2025 19:54:42

For the Attention of the Planning Case Officer:

Thank you for the opportunity to comment on the above application. I'm writing on behalf of my mother (Mrs Beryl Christine Lunt), who lives in the neighbouring property No. 80, Portland Dive, Forsbrook, S-o-T. ST11 9AU.

The issues we wish to highlight relate to the side extension which has no gap or maintenance strip to the existing boundary wall. This is the retaining wall to my mum's drive and thus gives rise to the following queries:

1. Do the works have Building Regulation approval including approved structural calculations (Part A) and Fire transference (Part B)?
2. The external face of the new extension wall appears to abut the boundary retaining wall, however, there are no structural details to show an approved foundation design. The new foundation needs to account for the foundation of the existing retaining wall and must not detrimentally affect or undermine this wall.
3. The existing boundary retaining wall has low level drainpipes / weep holes to discharge ground water at regular intervals. The proposed side extension will block several of these drain positions as the new wall appears to tightly abut the face of the retaining wall. Is there a detail to show how this drainage will be maintained?
4. The application drawing appears to indicate the eaves gutter of the new side extension overhangs the boundary fence. There is no agreement for encroachment, hence there needs to be a detail to show the gutter will not encroach over the boundary line between the two properties.
5. There is no agreement to use my mum's property for maintenance access eg: gutter cleaning. No agreement was sought prior to submission, and this would not be agreeable in any case.
6. As maintenance can't be provided from my mum's neighbouring property, the shallow pitch roof tiles of the new extension will need to be of a type that can be walked on for maintenance purposes.
7. The construction of the extension should in no way rely on the use of my mum's property for building access or have scaffolding encroachment. Again, no discussion was had or agreement sought prior to submission.

I would now appreciate it if the above issues were taken into consideration during the determination of this application.

Kind regards,
Steve Lunt