



Head of Planning and Transportation

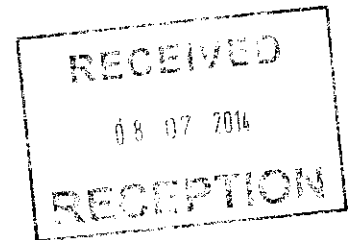
07/07/2014

Planning Applications

Attn Katie Rodgers

REF 14/00396/FUL

Applicant Mr R Manga 38a High Road Hockley SS5 TA



Dear Katie,

Further to meeting you at Rochford Council Offices,

I submit in writing reasons why we are opposing the (front) proposed extension to 38a High Road, to Provide Garage and kitchen extension. We are not opposing the rear or side extension over the existing Garage.

Reasons for Opposing:

- (Subject to The land and overdevelopments
+ LAND Stability + GASSES + Footings Voids
and Foundations.)
1. Not attractive or in keeping with the immediate green area.
 2. Too far out over the building line affecting the green area, nearly to the end of their front garden, therefore over development of the site.
 3. The Overall Length and height will greatly affect light and air to our property. High Road is the latter end of a hill, therefore the land steps down (tierd) to each property plot. No 38a is higher than ours. This will make the building appear higher on our side. The land also slopes considerably toward the property so ground levelling or floor voids will increase the height.
 4. Concerns re drainage and soakaways due to the front site sloping considerably toward the house. The foul Water system on my site contains 2no Manhole Inspection Chambers, which are partly shared with our neighbouring property no 38A, before joining the main sewer in High Road. These are located next to the proposed site on my side of the fence. Excess extra water from the Proposed Construction is a worry.
Proof Enclosed.

5. Major Concerns re possible depth of footings affecting stability of our land and house. Re the sloping site and Methane Gasses as we are on a Landfill site. We had to obtain site Investigation Reports for our planning after small boreholes found high traces of Methane. Investigation Reports were then provided by John Sime Partnership 57 High Street Wickford after drilling holes down to considerable depths for soil testing. Our footings had to 3m Proof Enclosed.

6. The overall finished height of the proposed extension could end up much higher than the plan. This could be a major issue for us If Floor voids are required for ventilation of Methane Gasses so no explosions occur, due to the property position in the landfill site. John Sime liased with our Architect and Rochford Council, floor voids were required with vents. Some are up to waist height due to the sloping plot. Therefore increasing the height considerably.

7. Concerns re Overall Weight and surface water affecting the stability of our site and property.

I have enclosed evidence of the above.

All reports from John Sime regarding my site [REDACTED] Hockley are available if Building Control should wish to view the originals or require copies. These include Structural Design Review and Specification for small works. + SUPERSTRUCTURE + Foundation Design Calculations. Substructure

After these reports were included in the amended plans, The Council, John Sime (Charles Lock) and Perter Weal Architect, had a meeting and the plans were passed.

The plans are available if Building Control require copies view the originals.

The site location of 38a show land and a piece of green beyond the Boundry which is Council land.

The Site Plan and proposed extension does not!

We are concerned over the above objections, being on a hill, the Landfill gasses, unstable land, possible water issues, The weight and overall length and height of the proposed Garage and new front entrance and of course light and air, Our house is dark as it is.

Thank you for your time. Please use either number should you require further information.

Thank you.

Kind Regards



Footings / Foundations

ENGINEERS DRAWINGS
No.

0729/1 FOR
Foundations

