

47 Ashfield
Stantonbury
Milton Keynes
MK14 6AU
8 June 2017

Dear Sir/Madam

Planning Application 38 White Hart Lane, Hawkwell, SS5 4DW 17/00466/FUL

Mrs Taylor the owner of 36 White Hart Lane has appointed me to **object** to the planning application on her behalf.

This is the hard copy of comments uploaded on the 8 June, with photo attachments. It has not been possible to upload photographs / drawings via the planning portal.

For information. Mrs Taylor was provided in July 2016 with a different proposal for this extension by the applicant. She has consequently taken that drawing as the basis of consideration for not engaging a Party Wall Surveyor for the proposed extension. Mrs Taylor has, in good faith thought the building works that have commenced was on the basis of the drawing provided (attached for information). The current application is a significant change and completely unacceptable to her for the reasons set out below.

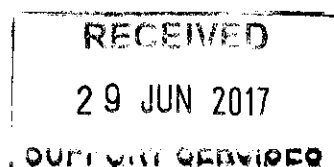
With respect to the planning application 17/00466/FUL.

The proximity of the new gable wall is approximately 100mm from the boundary between 36 White Hart and 38 White Hart.

The differential height between the properties is approximately 300 to 400mm and the proposed height of the gable wall will mean the eaves to the extension is approximately 2100mm above the side path or 36 White Hart. I.E. Just above head height. This will be the level of the gutter to the proposed roof.

Detail drawings have not been provided but consideration of the current build and future attachment of a gutter and associated barge board will mean the gutter overhangs the boundary and consequently causing a technical trespass. Discharge of the gutter due to blockage may, therefore, also fall directly onto Mrs Taylor's path

There is no covenant in Mrs Taylor's deeds providing for access for maintenance purposes of adjacent properties and permission for this will not necessarily be given. The applicant will therefore may not be able to maintain the gutter or gain access to the roof for maintenance/repair.



The proposed roof.

The roof slope is 30 degrees. Current regulations for insulation dictate the roof outer surface will not be warmed by internal heat. The very close proximity of the extension dictates that natural heat from sunlight will be prevented, to a large extent, by shadow from 36 White Hart. Any snow fall will therefore take longer to dissipate and there is a significant risk of slow thawing/icing inducing an unpredictable snow slide. In such circumstances, the snow will slide past any gutter system, over the boundary directly onto Mrs Taylors path. (Example photographs attached)

This path is the main access to the rear of the property for her, her family and her pets. Such a snow slide will be a serious health and safety risk to anyone using the path at that time. A similar side extensions at 53 White Hart (Photo attached or reference on Google Earth) allows for a maintenance space between the gable and boundary of approximately 2 metres.

The original design of 36 White Hart was based on rainfall characteristics at that time. Since then however, the construction industry has adopted a 30% increase in rainfall volume due to climate change and a higher rainfall intensity.

Due to the close proximity of the proposed roof (approximately 1m at the closest point) heavy rainfall will be partially deflected from the roof towards the gable wall and gable door of 36 White Hart. Much of this will be above the damp proof course of the property.

The restricted sunlight will slow, if not prevent, drying of her gable wall and the growth of mould and moss will occur with the potential long term weakening of the mortar between the bricks. This is an unacceptable risk in both health of the occupants and property.

The narrowness of the space between the building will also induce wind funnelling effect. Whilst not as serious an issue as those raised above, the potential for damage from flying objects does increase.

For the reasons given above Mrs Taylor objects to the Planning proposal.

Yours Sincerely



Graham A Davison
PhD MSc BA

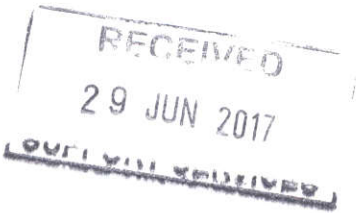
Supporting information in respect of an objection to Planning application 17/00466/ful. Property shown below id 53 White Hart Lane. A clear space is shown between the boundary fence and garage wall to allow for maintenance and snow / rain fall.

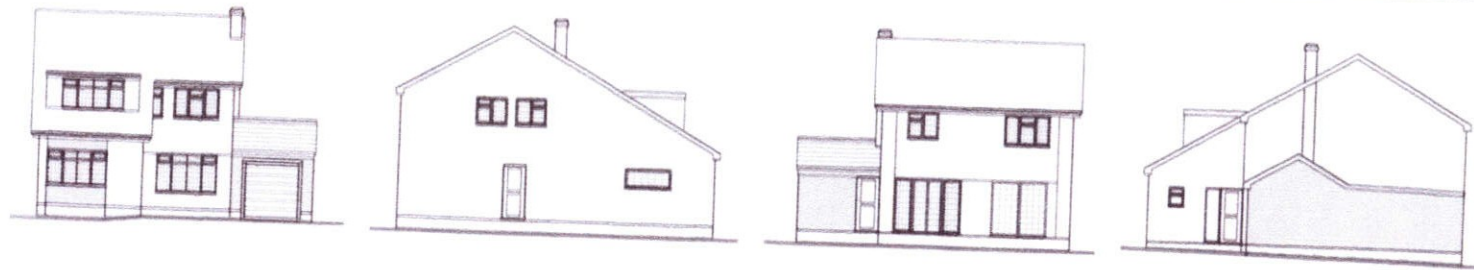


Image capture: Mar 2009 © 2017 Google

Hockley, England

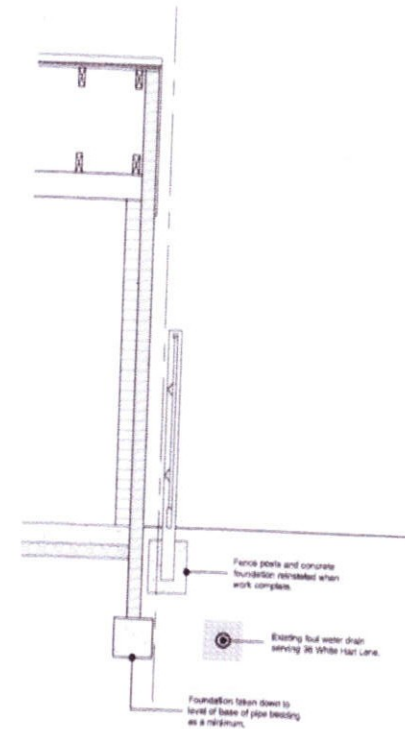
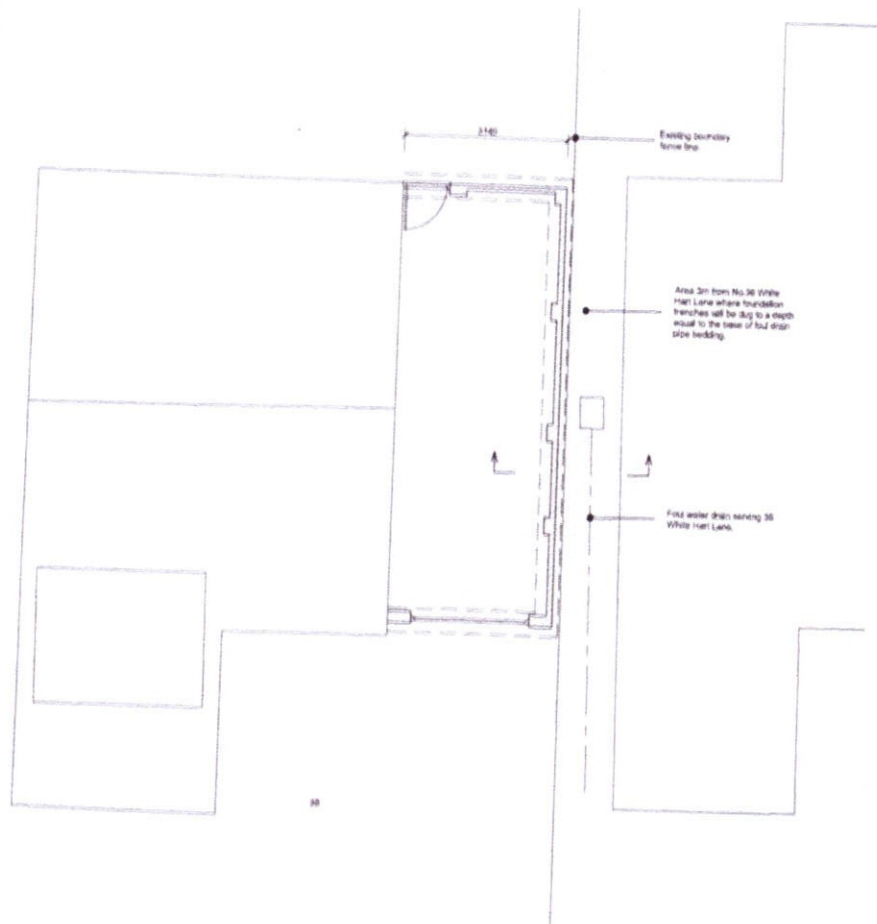
Street View - Mar 2009



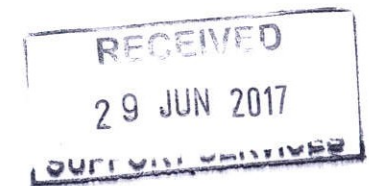


Proposed Elevations - 1:100

ORIGINAL PROPOSAL FOR
EXTENSION PROVIDED TO
MRS TAYLOR JULY 2016.



Section B-B - 1:20



davidmoule7@gmail.com

Proposed Alterations to 38 White Hart Lane Hockley SS5 4DQ Mr. & Mrs Moule	
Org. No.: WHL-MO-05	Scale: As Shown
gclark itecture architectural design	
26 Herbert Road Shoeburyness Essex SS3 9JR	

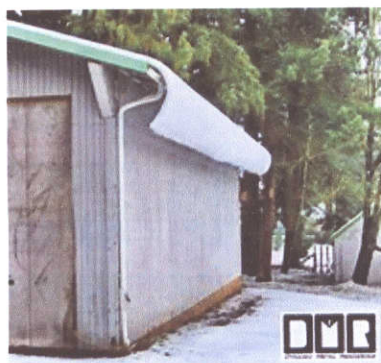
Planning Application 38 White Hart Lane, Hawkwell, SS5 4DW 17/00466/FUL

These 3 photographs show roof snow slip in comparable sized roofs as the proposed extension for 38 White Hart Lane.

The photos show that rather than a vertical drop of snow as it reaches the end of the eaves internal capillary attraction and freezing of the snow bulk hold the mass together and allows the snow to extend past the point of support. In the case of the 38 White Hart Lane such an extension will pass over the boundary. In the case of a sudden mass slip the velocity will carry the snow bulk over the boundary. There will be a risk of injury should anyone be under the fall.



Example 1



Example 2



Example 3

There are many more examples on the internet.