

Meachen, Tracey

Subject: FW: H01-1216-16: 230 Barrier Bank, Cowbit
Attachments: Mimecast Attachment Protection Instructions; 2479 - BB - 02B - Block Plan.pdf

From: Remway Design - Jason Wilson [<mailto:jason@remwaydesign.co.uk>]
Sent: 10 January 2017 10:02
To: Meachen, Tracey
Subject: RE: H01-1216-16: 230 Barrier Bank, Cowbit

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Hi Tracey

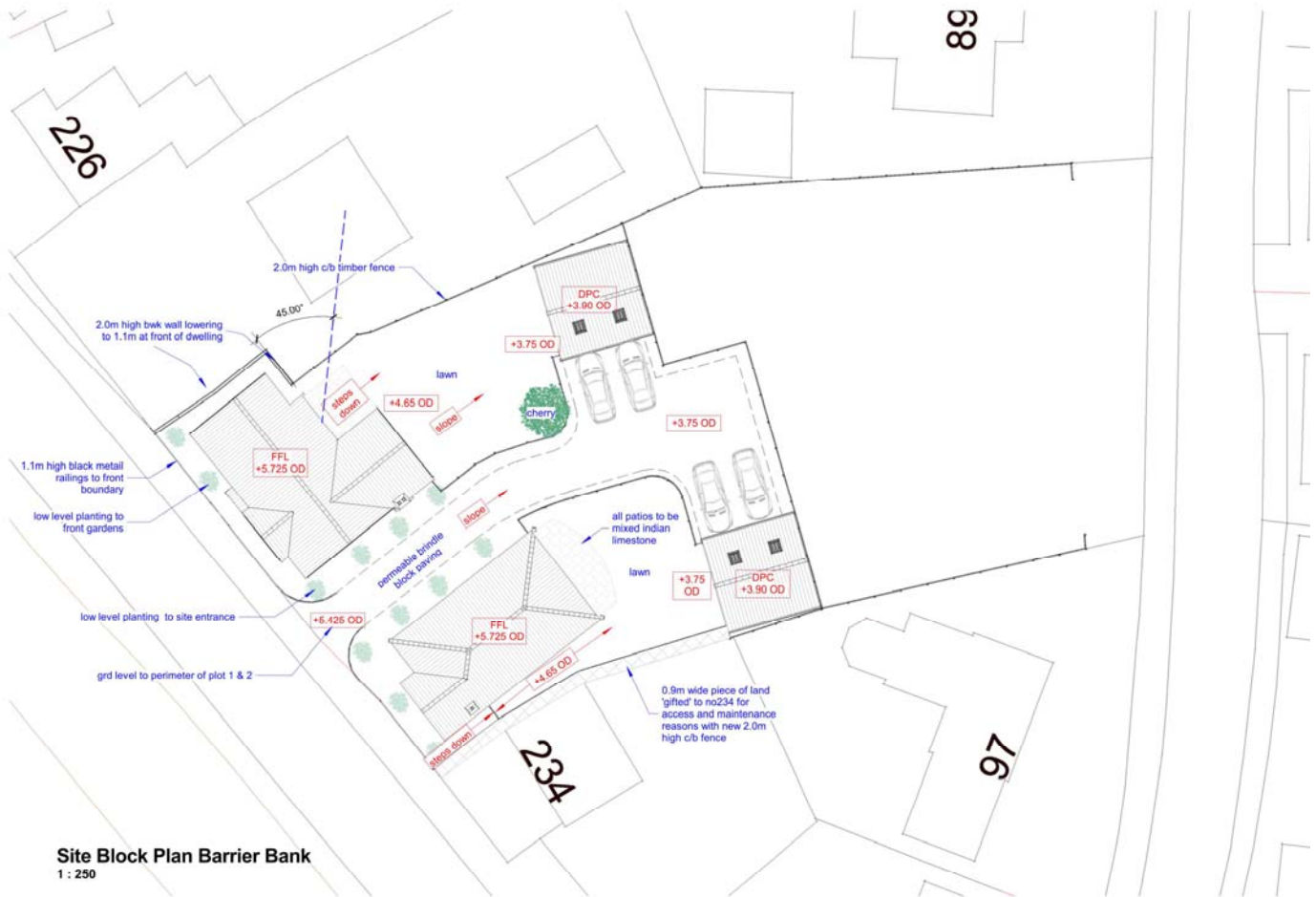
The applicant has been in discussions with the occupants of number 228 prior to submitting the application. They have had a meeting at number 228 and spent a lot of time going over the plans with the occupants whom are more than happy with the proposal.

I don't agree that Bed 3 window will have any overlooking issues with their first floor windows due to the separation and position of plot 1. I believe it will be physically impossible to have any overlooking. I have attached a quick sketch showing the 45° angle rule from bed 3.

FFL 4.469 is for the poultry sheds to the rear and not the actual extg house FFL, which is 4.890. It is proposed to lift the FFL to approx. 150mm above path level (5.725) but this can be lowered to suit any of your concerns to gain permission. Let me know if you want me to lower the FFL

Many thanks and best regards,

Jason Wilson
Remway Design Ltd t: 01775 768 921



Block Plan

Dwg No **2479 / BB02B**

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From: Meachen, Tracey [<mailto:TMeachen@sholland.gov.uk>]

Sent: 09 January 2017 16:34

To: 'Remway Design - Jason Wilson'

Subject: H01-1216-16: 230 Barrier Bank, Cowbit

Importance: High

Hi Jason,

I have been looking at the above application with a view to sending it to the Chairman's Panel, but have a few issues with the proposal on plot 1 with regards to overlooking of upper floor windows in the two storey extension to the side of number 228.

The proposed window for bedroom 3 appears to be very close to the windows on the front elevation of 228 Barrier Bank, which may be an overlooking concern. Could you comment on this please?

From dwg. no. 2479/BB05, there appears to be a FFL of 4.469 and the FFL on dwg. no. 2479/BB02A for the proposed is 5.725 OD. Could you clarify the difference in FFL from the existing to the proposed, as the elevations seem to show a different picture.

I am having to decide what to recommend for this application, so to prevent a refusal, your comments would be appreciated. If you could respond before tomorrow afternoon, it would be more than appreciated.

Regards

Tracey Meachen | Planning Officer | **South Holland District Council**
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www.sholland.gov.uk