Matthew Porter

From: Matthew Porter
Sent: 14 March 2011 15:51
To: 'johnforplans@yahoo.co.uk'
Subject: 3 Downlands Parade - WB/10/0994/FULL

Dear Mr Wright,

I have visited the site re the above.

The extension will build over a substantial part of the outdoor space for the flat above. Because of their limited internal space, the occupiers of a flat readily appreciate the ability to 'retreat' to a semi-private outdoor area. Unlike the development recently built-out to the adjoining property, the flat occupiers above the chip shop will not benefit from a roof terrace. Therefore, I would expect some improvement to the remaining outdoor living space. Please provide a complete site plan that shows this has been considered.

At the very least this should show the new position of the rotary drier and some security measures for the new entry door to the flat. How about running a gate across the rear wall of new store extension to close off the space behind so it is made secure, with some energy efficient security lighting also installed to the flat and store doors, and back gate. Secure-By-Design standards could be applied to the rear doors to the store and the new entry door to the flat. Climbing plants with trellis could be run up the length extension flank and rear face, with a water butt included. The extension flank could be painted white to lessen the sense of enclosure along the path to the door to the flat, which should be hard surfaced in a permeable manner. A second path of permeable construction should be laid from the rear store doors and the flat entry door to the shared back gate. The flat roof will be condition to ensure it is not used for amenity purposes without our prior permission. The store doors could open inward and of a solid material (it is unclear if the doors are to be glazed or not) with the flat door made glazed to allow for light to enter the hallway.

Finally, you need to show where the required secure and covered cycle and bin storage for the flat occupiers, and bin storage for the trade waste for the shop is going to be provided. Elevations and details of materials/finishes are necessary to be provided up front with the application. Some soft landscaping would also be of benefit.

If these issues are dealt with now, it will save your client money in the long term because it avoids imposing conditions.

It is my belief that these measures would enhance the value of both the flat and shop, as well as make the site more secure, so I hope your client is amiable to the suggested changes.

I await plans revised accordingly (receipt by email is fine)

Yours sincerely,

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