

Planning Application 5/2025/0050

45 Driftwood Avenue AL2 3DE

As the owner of 43 Driftwood Avenue, I would wish to raise my strong objection to the proposal by the owners of 45 to the current application which amends the external design of the earlier extension approved under planning reference 5/24/1362.

Whilst the overall, plan design remains very similar to the previous application the significant amendment which affects and impacts directly on my property is the proposal to raise up the flank wall of the existing garage, which acts as the boundary to my property, to the height of 2920mm as identified on the Mosaic drawing A110. Although I have been issued a construction drawing A117 (not submitted with the planning documentation) identifying this height at 2945mm.

This proposed increase in height of the wall is not specifically identified in the current application.

In the earlier report written by Ella Farrel, the appointed case officer for the application 5/24/1362, she identifies in the 'Officer Comment' section of her report, and which supported the approval of the earlier design that '***The overall height would be modest, no higher than the existing garage***'.

With the Mosaic drawing A110 identifying a specific height I have now taken the opportunity to measure the flank wall of the existing 45 garage from my garden, and I can confirm from the ground to the current roof a height measurement of 2.45 metres at the centre location, please refer to the attached photographs. I would identify also that the correct profile of the current garage roof is that it slopes from the front to the rear, but this has not been identified on any of the current or previous drawings. This leads me to doubt the accuracy of the drawings now submitted with this application, or indeed the height of the new roof as confirmed on drawing A110 if a detailed drawing identifies it to be higher.

The additional increase in height of 470 / 495mm (6.5 brick courses) for both the existing garage and the infill section of boundary wall would cause additional loss of natural light to my garden and patio area, and it will certainly impact on my small rear conservatory. Please refer to the attached photographs.

For the above reasons I would ask that this application be **refused**.

Mrs C Hawkins – 43 Driftwood Avenue

Planning Application 5/2025/0050

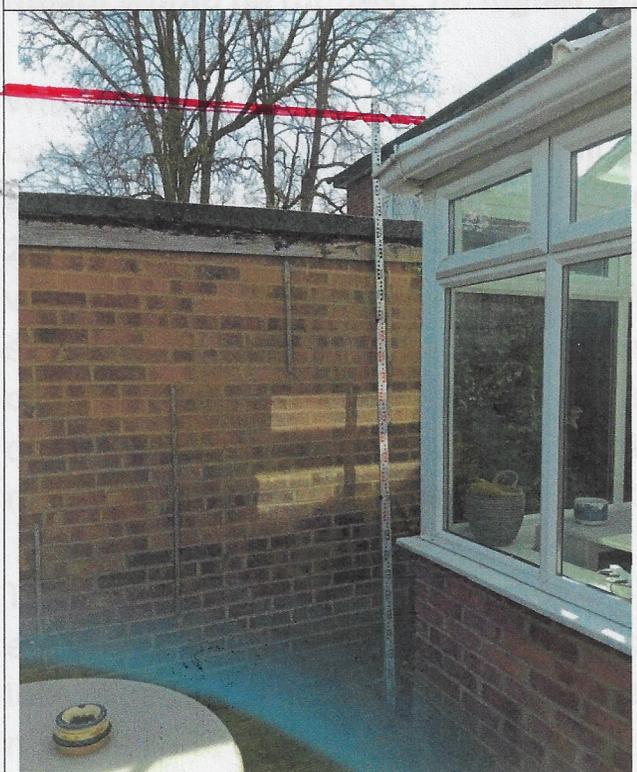
45 Driftwood Avenue AL2 3DE



Mid position of garage wall 2.45m high



Enlarged photo to mid position of garage wall 2.45m high.



The top of the staff indicates the 2.92m height proposed.



Impact on to the sunlight to the garden of 43 if the wall is permitted to be raised up to 2.92m – photograph taken 11.00am 28/3/25

Mrs C Hawkins - 43 Driftwood Avenue

Planning Application 5/2025/0050

45 Driftwood Avenue AL2 3DE

As the owner of 43 Driftwood Avenue, I now submit a marked up copy of the drawing prepared by Mosaic, there reference A111, to identify the correct profile of the flank wall to the garage and the height of the sloping roof. Their drawing submitted with the application is incorrect and misleading.

The drawing highlights the parapet wall that exists only to the front elevation of the garage and which Mosaic appear to have incorrectly used for the height of the garage throughout its length.

This additional information together with my earlier submission can be viewed and verified on site by the case officer.

For the reasons identified in my earlier objection I would now ask that this information is taken into consideration.

I do not want the profile of the existing garage to be increased in height.

I would seek the application be **refused**.

Mrs C Hawkins

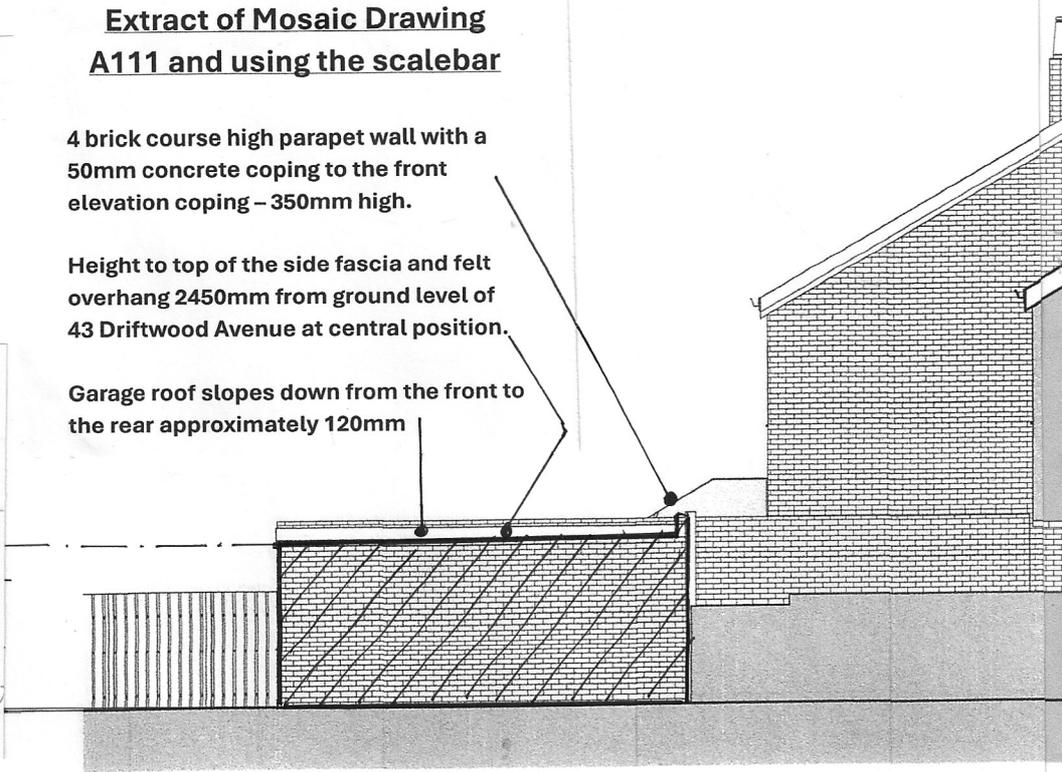
43 Driftwood Avenue

**Extract of Mosaic Drawing
A111 and using the scalebar**

4 brick course high parapet wall with a 50mm concrete coping to the front elevation coping - 350mm high.

Height to top of the side fascia and felt overhang 2450mm from ground level of 43 Driftwood Avenue at central position.

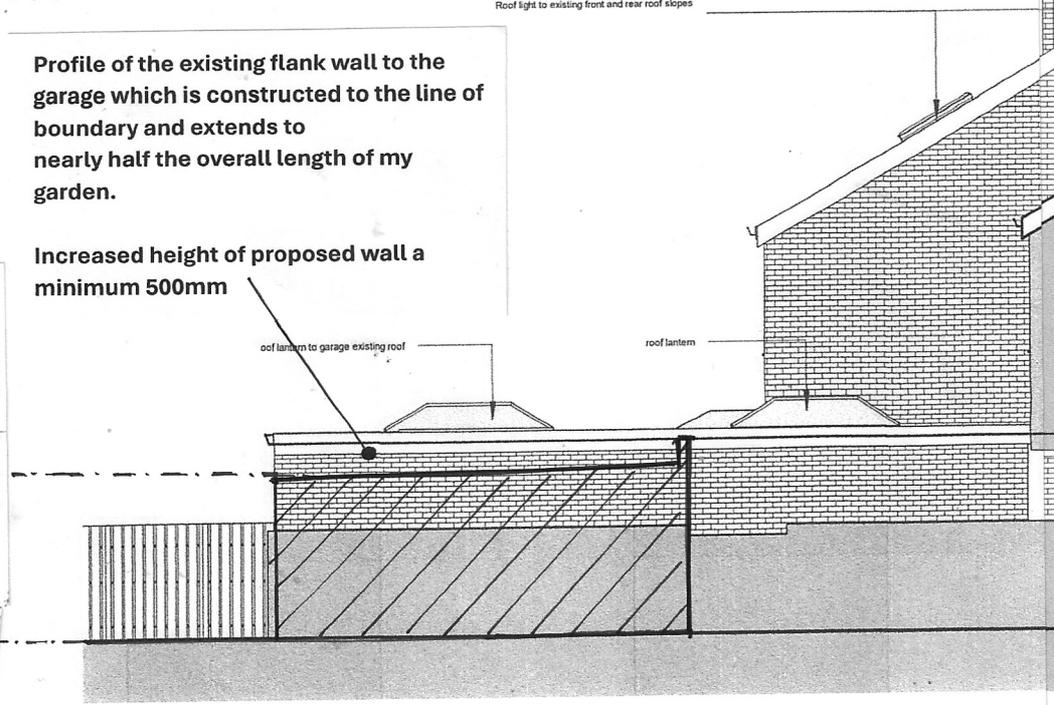
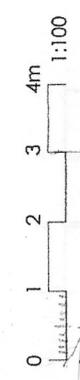
Garage roof slopes down from the front to the rear approximately 120mm



1 EXISTING SIDE ELEVATION
1 : 100

Profile of the existing flank wall to the garage which is constructed to the line of boundary and extends to nearly half the overall length of my garden.

Increased height of proposed wall a minimum 500mm



2 PROPOSED SIDE ELEVATION
1 : 100