

Application Ref DC/24/0214/FUL 1 Ferini Gardens Lowestoft

12 March 2024

I am sorry for all the correspondence on this application. The neighbour has emailed again to apologise and confess that his tape measure is wrong!

He accepts that the architects plans and dimensions are in fact correct in relation to the boundaries and spacing between the proposed building and the fence. I just wanted to ensure that you are aware of this latest email admission so that you are in no doubt when discussing the amended plans this week please as I doubt his email will reach the public casefile.

Mrs Debbi Wicks, Assoc RTPI | Planning Assistant, North Team
East Suffolk Council

8 March 2024

Following on from yesterday, one of the neighbours is still insisting that the plan is not correct- I have never before known a member of the public to dispute the measurements obtained (and double checked with a second site survey) by a professional architect. The architect is adamant that her measurements are accurate.

In my opinion the information supplied is not ambiguous and we are able to make an informed decision regarding the proposed height and relationship with the boundary, which is the key consideration that I shall be basing my assessment on. A material planning consideration is the Permitted Development fallback position, for comparison. As a reminder, a detached outbuilding of this footprint could be erected up to 2.5m in height right up to the boundaries, or up to 4m in height if 2m away from the boundaries.

By comparison, the proposed building base would be 600mm, measured from the centre of the south elevation wall to the actual boundary and 800mm inside the fence as there is a 200mm gap between the boundary line (shown dotted) and the fence.

The Roof overhang is 350mm, so would be 250mm inside the boundary, 500mm from the fence and 1.2m from the edge of planted strip (rising to 1.7m at the Western corner of the building. Proposed heights are 2.6 metres at the back, with a gentle slope, rising to 2.8m at the front (north end, away from boundaries). The existing planting will be allowed to grow to 2.8 metres in height.

The architect has provided a further drawing to show where her measurements were taken from.

Please could I have the Town Council's updated comments in response so that I know whether your original objection still stands.

Kind Regards

Debbi Wicks

Case officer

From: Office <office@letsdesignarchitecture.com>

Sent: Friday, March 8, 2024 4:05 PM

To: Debbi Wicks <Debbi.Wicks@eastssuffolk.gov.uk>

Subject: RE: planning application DC/24/0214/FUL 1 Ferini Gardens Lowestoft - OBJECTION

Hi Debbi

Further to my previous email – attached is the drawing showing the roof overhang in RED and the red crosses are the points which were measured from the back of the building as per my previous survey notes. Where they cross is exactly where I have plotted each fence line.

The neighbour is welcome to commission and pay for his own topographical survey which I am happy to compare like for like because I am 100% confident in our measurements.

Kind regards

Zoe Reeve-Jones

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