

Zara Raza

From: Admin <admin@artconsultants.uk>
Sent: 09 September 2022 10:38
To: Zara Raza; satpalbajaj@hotmail.com
Subject: Re: 47989/APP/2022/1486 Outbuilding proposed at 68 Ashford Avenue Hayea

Dear Zara,

I appreciate your email and acknowledge the content.

Kindly note the dimensions implied on existing drawings are right. I am sending you a screenshot of our survey notes.





You would appreciate the street scene are always based upon the angle of the camera and height it is installed on the car. If you wish we can meet up on site and eliminate any confusion.

In regards to the layout, the side space is derelict so it was advisable to use the space.

Kindly note the existing outbuilding and rear structure are 12.6m deep and proposed outbuilding will be 12.2m deep so infact we are readucing the effection depth.

In terms of your concerns about :

a) **height:** proposed eaves height is very modest 2.35 with ridge height 3.4m, If it helps we do have an opportunity to reduce the eaves height to 2.2 with ridge height of 3.2M. #

b) harm to neighbours amenity:

You would appreciate existing outbuilding along the boundry with nieghbour is approx 2.7m high and proposed eaves height is 2.35 thereby improve the outlook along the boundry.

If you think reducing the height further by 200mm will enable you to support the application, I can get my client consent and get the plans amended asap, alternatively I suggest we meet on site to eliminate any confusion.

Current outbuilding is in derelict state and cant be use for intended purpose so lets conclude this amicably.

I can meet you on site anytime next week, let me know your availability.

Kind regards