

Allison Fox

From: Jon Read <[REDACTED]>
Sent: 15 July 2026 13:47
To: Allison Fox
Cc: [REDACTED]
Subject: 55 Benslow Lane 26/01691/FPH
Attachments: 3957 01G Location and Site Plans.pdf; 3957 05P Proposed Plans and Elevations.pdf; 3957 06P Proposed Elevations and Sections.pdf; 3957 02B Existing Plans and Elevations.pdf

Good morning Allison

Further to your recent letter in regard to the above application, I attach drawings and respond to your comments as follows:

1 Please provide a drawing showing the existing and proposed rear garden levels which also need to show the view of the fence to the patio.

- Please see amended drawing 01G. The proposed rear elevation shows the fence relationship with the patio, which you have confirmed is ok..

2 Please amend the labelling on the following drawing; you have labelled the existing north elevation, but the drawing is of the existing south elevation. Once amended please return the drawing as above:

- The north elevation is the rear elevation of the house. I think this is correct. Drawing 02B attached

3 I have slightly amended your proposal description to that of the above. Could you please advise if this is acceptable to you via e-mail.

- I confirm agreement to the proposed description. I note the existing garage will also be demolished.

4 Could you please go back into the planning portal application and complete Certificate B rather than Certificate A, and serve the attached Notice Under Article 13 on the neighbour at no. 57. The reason for this is that you are creating an over-hang. Alternatively, you can bring the over-hang of the extensions in line with the applicants property so that there is no over-hang. If you wish to do this, then please amend your drawings and add them to the planning portal.

- I have visited site and taken check dimensions and confirm the proposals are fully within my clients property. The new flank wall is the same position as the existing garage flank wall and there is a fenceline beyond this. I have amended the drawings to show this. As such, I consider Certificate A to have been appropriate.

I trust the above and attached will be to your satisfaction.

Kind regards
Jon

Jonathan Read RIBA

Director
Pentangle Design
Architects

www.pentangledesign.co.uk

[Pentangle Design Architects - YouTube](#)

Instagram: @pentangledesign

www.facebook.com/pentangledesign

