

**From:**  
**Sent:** 27 June 2024 14:31  
**To:** Nick Hirst  
**Cc:** DCAdmin  
**Subject:** Planning Application 2024-91236 - Safety first?  
**Attachments:** safety\_first.pdf

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Hi Nick,

Please find attached a comment, and objection to this planning application.

I ask that my personal details NOT be made public.

Kind regards

Should safety not be at the forefront of what is proposed? Safety first, and all that.

Looking at the plans for plots 23, 34 and 35, I am not convinced it has been fully considered.

Below is a definition of a load-bearing wall:

*"A load-bearing wall acts as a support for a roof, a floor, a beam or another wall above it. It needs to be a little stronger than a non load-bearing wall and, crucially, it needs extra support under it, usually an additional foundation trench."*

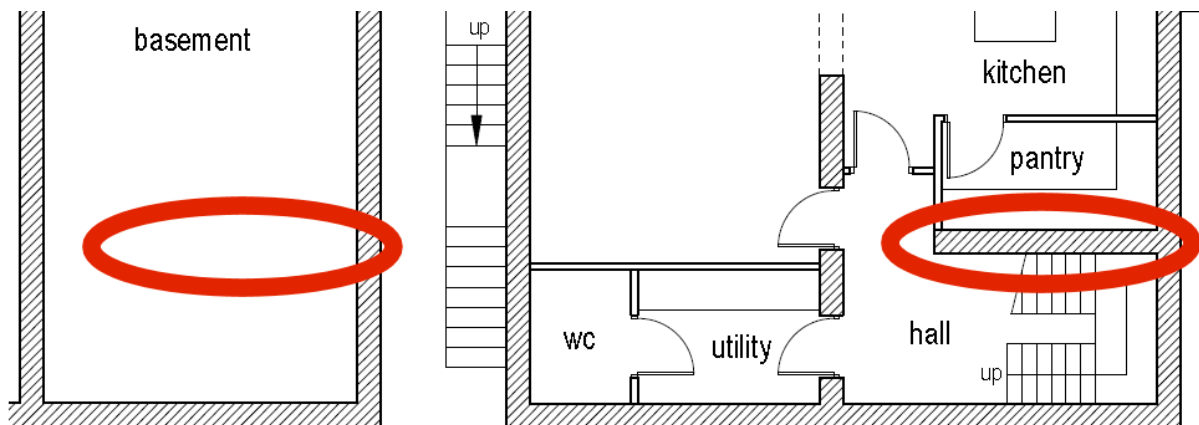
Within the plans submitted, the lower ground floor hall has load-bearing walls on all four sides: see 2024-91236\_+Grouped+Plans+and+Elevations\_1040042.PDF and 2024-91236\_+Grouped+Plans+and+Elevations\_1040043.PDF.

Below, in the basement, there are only three.

I expected to see a fourth, with *"an additional foundation trench"*.

With that fourth wall in place, the basement would, presumably, then show three rooms, not two.

The wall in question, and it's absence, have been highlighted, in the picture below:



If a load-bearing wall does not start at ground level, I understand a steel/concrete beam would be used, and indicated on the plan.

In fact, there is such a depiction, in the same plans, for a different part of the dwelling: *see right, highlighted in green.*

If the missing load-bearing wall has been overlooked, it is worrying.

If the wall has not been over-looked, but has been omitted from the plans, it also is worrying.

Both situations are worrying because it makes one wonder if something serious will be missed, for real.

But, if decisions are based on submitted documentation, for me, the design is seriously compromised, and the opposite of good.

As a result, the application should be rejected.

