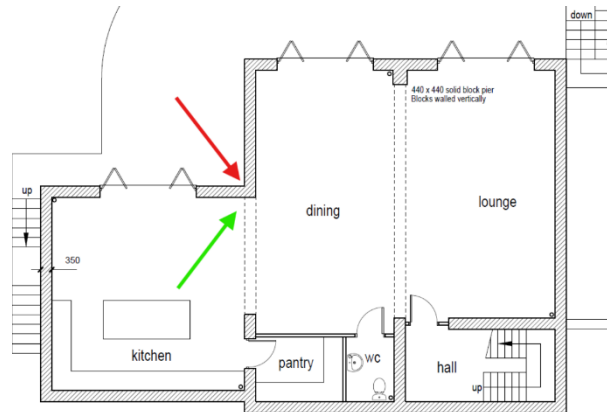


Application 2026/91657 – Clarification required regarding external-wall return at Plot 23

I wish to raise a further concern regarding the external-wall junction between the kitchen projection and dining-room elevation at Plot 23.

The submitted floor plan appears to show a solid external wall turning through approximately 90 degrees at this location. The attached plan identifies the relevant junction with a red arrow and shows, with a green arrow, the approximate direction from which the accompanying photograph was taken.



The construction currently visible does not readily correspond with the masonry return represented on the plan. The facing stonework terminates in a notably neat, straight vertical edge. The adjoining blockwork does not presently appear to form the projecting return shown on the drawing, nor is there any obvious continuation of the facing stone around that corner.

For comparison, I have included a photograph of the wall beside the proposed glazed stairwell. At that known location, the facing stonework terminates in a similarly neat vertical edge because a separate framed glazed structure is intended to be positioned alongside it.



I am not suggesting that the kitchen/dining junction forms part of the stairwell, nor am I asserting as fact that the same type of framework will be installed there. The relevance of the comparison is that both areas of facing stone have been brought to a similar clean stop-end. At the stairwell, there is an identifiable reason for that treatment. At the kitchen/dining junction, it is not apparent how this treatment will produce the solid stone-faced masonry return shown on the submitted plan.

This raises a legitimate possibility that a separate framed, clad or otherwise non-masonry element may be intended at the kitchen/dining junction, or that the completed external form may differ from the submitted drawing.

That possibility should be clarified before the application is determined, particularly in light of the other concerns already raised regarding differences between the approved or submitted drawings and the construction of Plot 23.

I therefore request that the Local Planning Authority obtains a detailed drawing of this junction showing:

- the precise wall line and dimensions;
- the proposed masonry return;
- how the facing stone is to continue around the corner;
- the relationship between the facing stone, cavity and blockwork;
- any frame, cladding, infill panel or separate construction element intended at this location;
- the final external materials and appearance; and
- confirmation that the completed built form will accord with the submitted plans and elevations.

If the intended construction at this junction differs from the wall return currently shown on the submitted plans, accurate revised plans, elevations and construction details should be placed on the public planning file during the consultation period.

The application should not be determined by reference to drawings or construction details that affected residents have not been able to inspect and comment upon. If revised information cannot be made publicly available sufficiently early within the current consultation period to allow meaningful consideration and representation, the consultation period should be extended or a further period of consultation undertaken.

Whether further consultation is required will depend upon the nature and extent of the change. However, a change from the solid stone-faced masonry return presently shown to a framed, clad, glazed or otherwise materially different external element would potentially alter the building's dimensions, materials, appearance and built form. Such a change should not be treated merely as an undisclosed construction detail.

I therefore request confirmation that:

- any revised drawing or detail will be published promptly on the planning portal;
- the superseded drawing will be clearly identified;
- interested parties will be notified where the change is material;
- sufficient time will be provided for further comments; and
- no decision will be made until that opportunity has been provided.

The present photographs do not establish conclusively that the construction will depart from the submitted plan. They do, however, identify sufficient uncertainty to require clarification. If the intended construction differs materially from the solid external-wall return currently shown, accurate revised drawings should be published and subjected to an appropriate opportunity for public comment before application 2026/91657 is determined.