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Comments for Planning Application AWDM/0142/19

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 13 February 2019 at 11:13
To: planning@adur-worthing.gov.uk

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:13 AM on 13 Feb 2019 from Dr Fionnuala Rose.

Application Summary

Address: 14 Culver Road Lancing West Sussex BN15 9AX

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.870m from rear wall of the original house, maximum height 3.429m and height of eaves of the extension 2.950m

Case Officer: Dawn Ayres

Click for further information

Customer Details

Name: Dr Fionnuala Rose

Email: [redacted]

Address: 16 Culver Road, Lancing, West Sussex BN15 9AX

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Privacy Light and Noise

Comments: The proposal is for a large extension, which will come right up to the boundary of this semi-detached property. The other half of the building is converted into flats, and living on the ground floor I will be disproportionately impacted. I respect Ms Atkins' right to extend, but would request that the two large roof lanterns, which will each project upwards by an additional half a metre, be instead replaced by flat rooflights which will make the new build slightly less over-bearing.

14 Culver Road is half of a semi-detached property; I live on the Ground Floor of the other half, number 16. Number 16 was converted into upper and lower flats 15+ years ago, with each flat enjoying a small garden, mine immediately behind the property. The main rooms of both houses are immediately next to the party / boundary wall.

I live exclusively on the ground floor, so will be disproportionately affected by the new extension, as both my bedroom and outside patio are at the rear and will be in the shadow of a new 2.95m high wall

immediately the other side of the boundary. The existing extension at number 14 extends only c.3m back from the building, and has a sloping roof which rises only a little above the boundary wall, allowing my ground floor flat to benefit from natural light from the east.

Internally, my bedroom is immediately adjacent to the greatly-enlarged space that will be created at the rear of no. 14. My bedroom has a single window, north-facing, and the light that I currently receive from the east is the main light the room receives. My bedroom window is close to the boundary, and the presence of a 2.95m high sheer wall at right angles about 1m away will considerably darken the room.

Externally, my flat benefits from a patio immediately behind the house. The patio sits between my kitchen (a small 2x2m rear extension to the west) and the boundary with no.14 to the east. Being in the shadow of a 2.95m high wall will considerably change the character of my patio which currently enjoys bright sunlight from the east. The 4.87m length of the new extension also means that this sheer wall will run along a considerable proportion of my small garden.

I do absolutely respect Ms Atkins right to extend, which is within permitted development guidelines, and I have always enjoyed good relations with her. I would like to request that she modify her plans, to replace the two large roof lanterns - which will each project upwards by an additional half a metre - with flat rooflights instead which will be less intrusive. I would point out that her plans appear to show at least one of the lanterns within 2m of the boundary, meaning this part of her extension may exceed the permitted 3m height limit.

I hope this suggested compromise would not reduce her enjoyment of her new space, whilst mitigating to some degree the impact on me.

Thank you.