From: planning@adur-worthing.gov.uk
Sent: 22 May 2021 13:25
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/0535/21

Flag Status: Flagged

Dear Sir/Madam,

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

Comments were submitted at 22/05/2021 1:25 PM from Miss Carol Noble.

Application Summary

Address:	91 Southwick Street Southwick Brighton West Sussex BN42 4TL
Proposal:	Hip to gable enlargement with 1no. window to west elevation and first floor rear extension to north. (Revised proposal)
Case Officer:	Marie O'Keeffe

Click for further information

Customer Details

Name:	Miss Carol Noble
Address:	89 Southwick Street, Southwick, Brighton, West Sussex BN42 4TL

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	Revisions to this application do not sufficiently address the issues I have previously raised. There are inaccuracies in the submitted plans for this application and it remains unclear if this application replaces or will be additional to AWDM/1823/20 and/or AWDM/0022/21. 1. Drawing ADC 1292/01B 'revised existing plans, sections and elevations' a. shows an outhouse on the NW wall which does not currently exist (described as 'rear(north) elevation'). b. shows designations of rooms in my house which are not accurate. c. does not show what appear to be flues, one for the

room designated 'utility' on the NW wall (described as 'rear(north) elevation') and one for the room designated 'kitchen' next to the soil and vent pipe, just below the eaves on the SW wall (described as 'side(east) elevation'); this could be pertinent to this application as well as the development as a whole (Schedule 2 A.1.k(iii) & B.1.e(ii))
d. does not show positions of established trees, or where other large shrubs have recently been removed; this could be pertinent to the whole development.
2. Drawing ADC 1292/10B 'revised proposed plans and section'
a. shows an outhouse on the NW wall and no other changes at ground level. AWDM/1823/20 (drawing ADC 1292 05 B - proposed elevations) indicates that this outhouse will remain, but AWDM/0022/21 (drawing ADC 1292 06 A - proposed plans and section) indicates that a 6m extension with a pitched roof will be here, designated 'bedroom 1'. The 6m extension with a pitched roof would significantly reduce the light coming into my house whereas reinstatement of the outhouse would not. Preparing foundations for the 6m extension could affect a mature tree in my garden whereas reinstating the outhouse would not. If I've understood correctly the 6m extension is not permissible under current planning regulations (schedule 2 A.1.f(i)) as it would extend more than 3m from the rear wall; the 6m length would have been permissible until 30th May 2019 (schedule 2 A.1.g(i)).
b. shows an extension into the roof space of a playroom and stairwell with the height of this part of the roof being raised and no other changes to the roof space. If I've understood correctly planning regulations Schedule 2 A.1.k (iv) & A.3.c would not be conducive to the height of the roof of this part of the house being raised or the pitch of this part of the roof changing. In addition AWDM/1823/20 (drawing ADC 1292 04 - proposed plans and section) indicates that there will also be two further dormer rooms and a shower room. In the report for ADWM/1823/20 on p5 it is stated that the dormer rooms, shower room and stairwell will have a cubic content of 46.57m3. AWDM/0022/21 (drawings ADC 1292 06 A - proposed plans and section, ADC 1292 07 A - proposed elevations) indicates an outline of 'lawful development' referring to AWDM/1823/20 which signifies an intention to carry out this development rather than just the playroom. I estimate that the combined development of the playroom, bedroom 2, bedroom 3, shower room and stairwell will have a cubic content in excess of 50m3, so this would be an overdevelopment (Schedule 2 B.1.d(ii)). The combination of these rooms in the loft space would result in a loss of amenity in that a single storey building would effectively become a two storey building and not retain the low level appearance and character of this part of the street (one of the major reasons I live here); I note that the photo schedule for AWDM/1823/20 does not show the houses opposite and towards the south of 91 Southwick Street. As I would be overlooked by first floor windows, especially now that most of the established shrubbery in the rear garden of 91 Southwick Street has been removed, the privacy I

have enjoyed in my rear garden for the last six years would be reduced.

c. shows a boiler in the proposed playroom but no indication of where any flue might be moved from or placed. If I've understood correctly planning regulation Schedule 2 A.1.k (iii) would not be conducive to a boiler being placed here.
3. Drawing ADC1292/11B 'revised proposed elevations'
a. shows a 1.8m fence running from the existing garage along the length of the SW boundary, which is acceptable as it adheres to restrictive covenants to erect and maintain a close boarded fence or empire wire fence with a thick hedge, no taller than 6ft. However, AWDM/1823/20 (drawings ADC 1292 04 - proposed plans and section and ADC 1292 05 B - proposed elevations) shows a ground floor side extension of the existing garage, described as 'tool store' along the SW boundary the length of the original house with a flat roof that appears to be above existing eaves level. In addition AWDM/0022/21 (drawings ADC 1292 06 A - proposed plans and section, ADC 1292 07 A - proposed elevations) indicates an outline of 'lawful development' referring to AWDM/1823/20 which signifies an intention to carry out the 'tool store' development rather than erect a wooden fence. Building a wall on the boundary would be in contention with the restrictive covenants due to its height and materials. There could be damage to my main sewer during construction requiring me to move out during any repairs. The resulting building would decrease the level of light into my property. If I've understood correctly the 'tool store' would not adhere to planning regulations (schedule 2 A.1(i)) as it would be on the boundary, and not as stated in the report for AWDM/1823/20, p3 'within 2m of the boundary of the curtilage' (It is noted that this report was produced without a site visit).
b. shows an outhouse on the NW wall and no other changes at ground level. AWDM/1823/20 (drawing ADC 1292 05 B - proposed elevations) indicates that this outhouse will remain, but AWDM/0022/21 (drawing ADC 1292 06 A - proposed plans and section) indicates that a 6m extension with a pitched roof will be here, designated 'bedroom 1'. See my comments on this with drawing ADC 1292/10B.
c. shows the proposed playroom roof and wall. This will be significantly taller than the existing roof and therefore significantly reduce light into my property. I think that this revision to shorten the length of the playroom, rather than its height, will not allow sufficient light into my property, especially when taken into consideration with the proposals in AWDM/1823/20 and AWDM/0022/21, the details of which are not indicated within this application. See my comments on this with drawing ADC 1292/10B.
d. doesn't show where the soil and vent pipe or any flues will be.

Kind regards