Christopher Thorpe
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10 Edburton Gardens
Shoreham by Sea
West Sussex
BN43 5GR

ADUR & WORTHING
18 SEP 2019
PLANNING SERVICES

Attn: Gary Peck
Planning Services Manager

Case Manager: Hannah Barker

Adur & Worthing Councils
Development Management
Economy Directorate
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

15 September 2019

Dear Sir / Madam

Re: Planning Application. AWDM/1387/19. - 13 Edburton Gardens, Shoreham by Sea, BN43 5GR

Firstly, we did not receive a copy of your letter dated 2 September 2019 outlining the detail of the original application.

We have two concerns regarding the amended application....

Re: Drainage & Waste Disposal

The application states that a new soakaway is to be built at least 5 metres from the new extension. As the remaining depth of the garden between the northern edge of the extension and our boundary fence (for which we are responsible) will only be about 6 metres or less, the new soakaway will have to be built next to our fence. Ordinarily this would not be a problem. However, the natural slope of the ground from our garden to that of No 13 slopes downwards towards No 13 to such an extent that a retaining wall approx 1.2 metres in height, running parallel to the northern elevation of the house and, at its narrowest, approx 80 cms from it, was constructed at the same time as the original house.

Our experience of soakaway construction is that they are excavated to a depth below the level of the building. If this is the case then the excavation required for the new soakaway will be considerable (because of the rise of the garden). Our concern is that if proper steps are not taken in the construction of the soakaway then our fence and garden are liable to subside, either immediately, or as the ground settles.

Therefore, we would like a condition placed on the planning permission that if a soakaway is to be built closer than 2 metres from our fence, a properly constructed retaining wall be built along the northern elevation of the soakaway from the bottom of the soakaway to the current ground level.

However, currently, all surface water, including that from the current conservatory at number 13, run into the main drain and have done so ever since the house was built. So the simplest solution would be to keep to the status quo, i.e., allow all surface water to drain into the main waste water pipe negating the cost and necessity for a soakaway.

Re: The likely interference of the enjoyment of our property. - Light pollution

As will be seen from the plans, our house, number 10, is in close proximity to number 13, i.e., the eastern and southern elevations. The new extension, which by the way, looks very nice, has a significant increase in glazed areas and will potentially significantly increase artificial light pollution during the hours of darkness. We're particularly concerned about the velux skylights in the new roof. Because of the steepness of the new

roof the resulting light at night will directly shine into our bedrooms. It will greatly mitigate this negative effect if the glazing in the velux skylights were of a "borrowed light" glazing construction. This allows normal day light to penetrate into the new kitchen diner, but will soften any artificial light escaping from them at night. It will also offer number 13 increased privacy because without this type of glazing we will be able to see directly into their house. We, ourselves, have such glazing in the southern elevation of our conservatory which overlooks the property at number 13.

We hope that due consideration will be given to our concerns

Kind regards



Chris Thorpe & David Calleja