From

Commenting on application ADC/0317/09

Name MR R. PHILLIPS
Address 17 HEYSHOTT CLOSE
LANCING
SUSSEX
BN15 0QJ

TOWN & COUNTRY PLANNING ACT 1990

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

ADUR D.C.
CHIEF EXECUTIVES
DEPARTMENT
- 1 SEP 2009

Phone Number [redacted]

Proposed development
2 flat-roofed front dormers and rooflight (with rear dormer as 'permitted development')

Location of development to which application relates
3 Norbury Drive Lancing West Sussex BN15 0QN

Comments

I object to the proposed development for the following reasons: - the plans submitted are extremely basic, lacking in detail, have errors and most importantly, do not show any dimensions on them. There are no dimensions on the size and position of the front or rear dormers and their windows, or any garden dimensions. This makes it impossible to tell if they fall within permitted development regulations or not and you can't determine what the size of the dormers will be. The plan view of the front dormers shows them going to the centreline of the roof whereas the side elevation does not? The plans are so small that they are not legible. There is no detail of number of bedrooms, I believe that if there are 4 bedrooms then building regulations specify that 3 parking spaces must be available on the property, is there space, has provision and planning been made? Parking in the area is limited. Class A, B and C of permitted development regulations states that the chimney must not be altered but the proposal is to remove it.

The rear dormers would contravene the Adur District Council "Development Control Standard No 3" in several areas as follows:- Section 1.11 paragraph (a) would result in an unacceptable degree of overlooking. Section 2.2 paragraph (i) Privacy – will result in direct overlooking of rooms and garden areas. Section 3.4 principal windows on the rear elevation of rear extensions should be 22m from principle windows of dwellings at the rear. I believe the windows will be closer than 22m. And I quote section 3.13 "Where dwellings are less than 22m from principal windows of dwellings to the rear, **dormers are unlikely to be acceptable** as they would cause an excessive degree of overlooking. This is particularly so in areas characterised by bungalows where no overlooking exists at present." At present I am not overlooked at all and have total privacy, if the rear dormers are permitted this will be destroyed. Please see 3 attached photos showing the current view of the roof in question from my kitchen, my lounge dining area, and the general lounge area, a picture of the proposed rear dormer is also attached, these clearly show the extent to which my privacy will be affected.

Although the rear dormers have been submitted as "permitted development" I believe that the above contraventions to the Adur District Council development control standard should **not** be disregarded and should be duly considered due to the close proximity and direct line of view. I understand that Article 4(1) of The Town and Country Planning (General Permitted Development) Order 1995 does indeed give a planning authority the ability to issue a direction removing the permitted development permission.

Unless you indicate below you will not be allowed to speak at the Committee meeting:-

I wish to speak on the application at the Committee meeting – **YES** / [redacted]

To:
Development Control
Planning, Regeneration & Wellbeing
Adur District Council
Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex
BN43 6PR

Signed [redacted]

Date 28/8/09



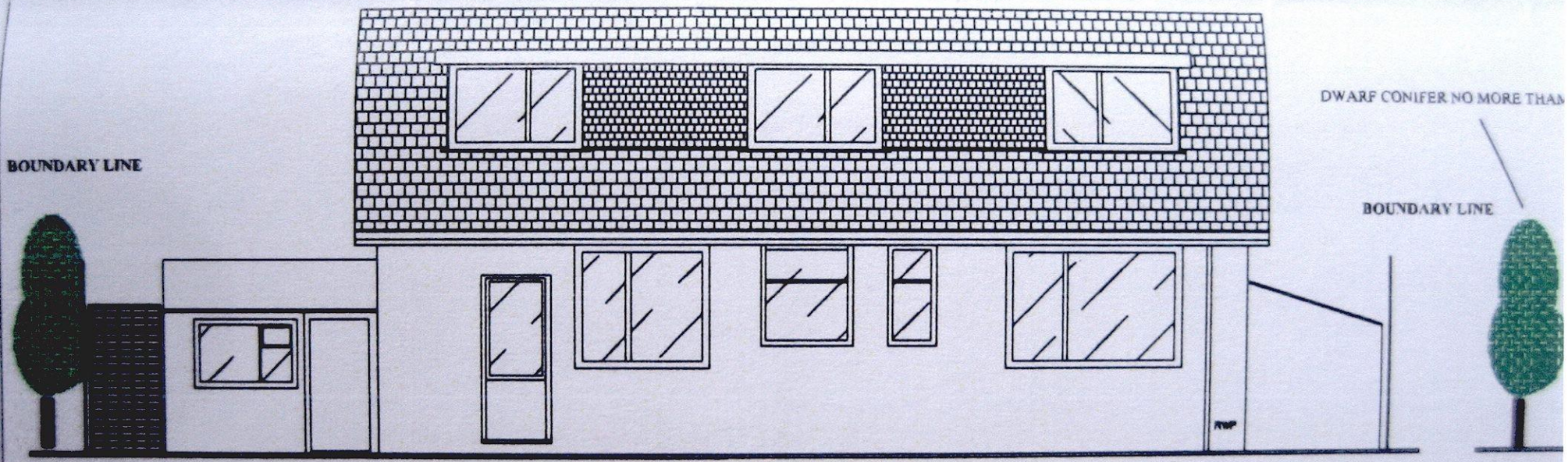




Tiles to dormers to match existing roof

VELUX

GARAGE



PROPOSED NORTH ELEVATION