Gmail

Planning - <planning@adur-worthing.gov.uk>

AWDM/1233/24 – 4 Manor Way, Lancing BN15 0QU - further replies to applicant's comments

1 message

Elaine Barber [redacted] 7 November 2024 at 12:22
To: Planning - <planning@adur-worthing.gov.uk>, [redacted]

[redacted]

Please kindly confirm receipt of this submission

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Dear Adur Planning,

Replies to applicant's further comments:

Regarding the front facing dormer, this was rejected in December 2023 in favour of roof lights to reflect other properties in Manor Way, irrespective of other roads in the area. This refusal surely sets the precedent for not permitting this front dormer which is out of character with all the other properties in the road. Most certainly, the declared black weatherboarding on dormers and the side hip to gable should be refused for the same reason.

The height of the garden in number 4 is quite concerning due to ground water levels in this area. The applicant has not submitted a flood risk assessment as required by the authority's drainage consultant to comply with planning rules. That flood risk assessment should most certainly include written documentation from the applicant's civil engineer to demonstrate that the compacted infill materials and build up of the land will be sustainable in terms of surface and groundwater drainage. We are certain it isn't.

The new fence which was installed before the raising of the garden, is now some 150mm below ground level on number 4's side. The whole garden has been raised some 45cms above common ground levels, the concrete gravel boards are now bulging into our property and the weight of all the earth is pushing the fence panels and arras rails past the top of the gravel boards. I have never seen a new fence being installed anywhere that has the bottom 150 mm's underground!

A similar thing is happening at the front of our property where large amounts of shingle in number 4's drive have been piled up against the boundary fence panels which are now bulging into our property. **Please see attached photo's** of front and rear fencing bulging into our property. Also please note the height of number 4's garden as depicted in black marker pen on one of the concrete fence posts.

[redacted]

Privacy is still a problem in the rear garden. Some spindly trees have been put in affording no privacy now or in the foreseeable future. Apparently, when the side extension is completed a “privacy screen” will be added. What is this “screen” constructed of, it’s ALL very vague?

Also, when number 4 power washes their rear patio and hard surfaces, the water runs off into our garden, as it now does when it rains, the last thing we need is imported water entering our garden. What happens when rising ground water meets draining surface water?!!!

Finally, I am sure that any elderly people, and those visually impaired or parents with small children wouldn’t find stones on the pavement at all “comical” in any way.

As submitted, we object to this development proposal and request that it is refused.

Yours faithfully,

Mr. S & Mrs E. Barber

6 Manor Way

Lancing BN15 0QU

Pictures of front and rear bulging fences.docx
6707K

Pictures of rear and front garden bulging fences.

















