Your reference AWDM/1963/21

1 message

Keith Rogers <[redacted]> 18 November 2021 at 16:07
To: Development Management Adur & Worthing Councils <planning@adur-worthing.gov.uk>

Dear Sir/Madam

I refer to your letter, ref AWDM/1963/21, dated 1st November 2021 relating to the current planning application for 58 Mill Road, Lancing, BN15 0QA.

We live in 64 Mill Road which is the property immediately to the north of 58 Mill Road and I would wish to make the following comments:-

(1) The submitted plans and site plan appear incorrect as the north side of the building extends right up to the boundary with our garden - this can be clearly seen on site and is recorded as such in the official copies of the Land Registry plans to both properties.
To the north elevation of the property there is a single storey construction some 12.00m long from the northeast corner of the property x approximately 2.40m high (comprising 1.70m high solid brickwork with a line of 0.70m high windows with obscured glass over and a shallow sloping roof).
The GF windows and doors which appear to be outlined to the north elevations of the submitted plans are not visible externally (presumably due to the extended part of the building).

(2) If the omission of the north side extension means that it is the intention to demolish this part of their property then these (assumed) windows and doors would become external and exposed - this would then create a significant privacy and overlooking situation which would need to be adequately rectified.

(3) The proposed two large roof extensions with the addition of a full width dormer will substantially impact upon the massing of the building on the size of their plot and adversely affect the appearance and character of the property in its setting (presumably this is why there are restrictive covenants in their property title).

(4) The proposed full-size window to the north elevation of the proposed dormer would need to require the obscure glazed windows to be fixed to avoid opening and overlooking and loss of privacy to all of our main living areas and two principle bedrooms which is particularly emphasised by the difference in elevations of both properties.

(5) The application form indicates that there is no impact on trees and hedges, this does not appear to be correct.
There is a mature tree on their property which is only approximately 0.60m away from the northeast corner of their property which presumably would need to be either substantially reduced or felled.
It should also be noted that our property has historic hedges some 4.00m high x 1.50/2.00m wide surrounding the plot and that this also runs along the north side of their property with a gap of only some 0.50 to 0.70m and this hedge would need to be fully and adequately protected.

(6) As their property is constructed right on the boundary line there would need to be adequate security and safety provisions for all and any works being constructed on their property to fully protect our property particularly as we have children in residence with access right up to the boundary line.

(7) Any rainwater drainage issues would need to ensure that there is total and adequate discharge provision onto their property with no overflow risk onto our garden.

If you would like any further information on these comments please contact me initially via this email address.

Kind regards
Keith Rogers FRICS

[redacted]