Fwd: 261 Brighton Road, Worthing. AWDM/0888/24

1 message

Planning - <planning@adur-worthing.gov.uk> 25 July 2024 at 15:48
To: Planning - <planning@adur-worthing.gov.uk>

---------- Forwarded message ---------
From: **Kean and Cathy**
Date: Thu, 25 Jul 2024 at 11:41
Subject: 261 Brighton Road, Worthing. AWDM/0888/24
To: <planning@adur-worthing.gov.uk>

Dear Ms Fox

I am writing about the above planning application.

My husband, Kean Elliott wrote to you on receipt of your letter to ask for some more information about the height of the garage extension that directly abuts our property and also how much further they intend to extend it forwards (in a Westerly direction). Unfortunately, we have not received a reply so I wish to object to the above planning application.

Their planning drawings to not show it in reference to our property at all making it hard to see how big they actually intend to make it.

These are the concerns:

1. We have solar panels on our garage roof that currently work very well as they are not shaded at all by existing pitched roof of their garage. By raising the height of their garage and changing it to a flat roof, it will have a very negative effect on our solar panels rendering them useless.
2. By extending the garage further on the westerly side where it abuts our garage – along with the raised height and flat roof, I think it will have an overbearing effect on light coming into our lounge, especially in the winter months when the sun sits lower in the sky.
3. The proposed new garage and garden design indicates that the new 'garage' will have its own garden and that later down the line, this could be converted into another dwelling. Another house/flat/apartment here will have a detrimental effect to us to our light and privacy.
4. There is no access from our side of the boundary wall for them to build this either, as our garage is so close to the boundary wall that it is virtually impossible to squeeze down the gap between it and the boundary wall. We do not want any builders climbing on our garage roof due to the possible problems it will cause to our solar panels.
5. In principle the proposed rear ground floor extension is OK, but is it possible to refuse any further permitted development as a terrace on the roof would over look our garden.
6. On their planning application they state there are no trees or hedges on the property within falling distance of the proposed development. The photos attached show this is inaccurate. The removal of the trees for the extensions will reduce biodiversity and privacy. This is already a 3 storey house over looking our 2 storey house.
7. Our fence forms a boundary between their driveway and our driveway. In extending the garage forwards, what are the plans for our fence or boundary?

I enclose some photos for your information.

The 1st shows their garage and our garage taken in Ophir Road looking East. I believe this demonstrates how raising the height of the garage and changing to a flat roof will shadow our garage roof.

The 2nd shows our solar panels on our garage roof looking West into Ophir road.

The 3rd shows how little gap there is between our garage on the left and their garage on the right

The 4th shows how big the garage already is, it is the pitched roof plus the flat roof extension

The 5th shows the back garden of 261 Brighton road. The fence down the centre of the photo divides the garden of 261. The property boundary is beyond the flat roof large shed/garage extension. So there is already a garage and large shed/store. Is the plan to turn the garage into another house?

Many thanks for your consideration of these issues. You are welcome to view the property from ours if you wish.

Yours sincerely

Catherine Elliott









