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

# Ref; AWDM/1187/19 PERMITTED DEVELOPEMENT

1 message

**Maria Townley** [redacted] 16 August 2019 at 17:14
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>

Dear Sir/Madam,

I wish to raise some questions/objection concerning RE; AWDM/1187/19 for permitted developement at 3, Orient Road, BN15 8JY

I am the householder at no. 5. Orient rd, BN15 8JY and attached to the above terraced property.

1) I am currently taking advice through a Surveyor concerning the issue of loss of light as both my kitchen window ( approx 24 inches away from the intended developement) and loss of light to my conservatory and garden.

2) I was advised by my conveyancing solicitor last year ( for a property purchase ) to obtain a Groundsure PSA REPORT. concerning Subsidence. This covers my home and adjacent properties too. As it advises that I take professional advise before ground changes are implemented i.e changing drainage or carrying out building work, especially as drilling near the foundations of my own property ,both of which would be carried out as part of this permitted developement. Naturally I do not want my property to suffer subsidence as this is very expensive to remedy.

A 'moderate to high 'potential for natural ground movement has been found within their search area. Although I have received a copy of the architectural plans I would like to be assured that appropriate structural surveys performed on the property have taken into account the potential for ground instability and that building insurance that fully covers subsidence issues has been purchased before any potential work commences. The report suggests that if such factors have not been considered i should contact the local planning department. This I am now doing.

I have attached the expert assessment page, but I can make available to entire report ofcourse if you wish.

Yours Sincerely

Maria Townley

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368K

# 3. Natural Ground Subsidence

## 3.1 Natural Ground Subsidence

What is the potential for natural ground subsidence* within the search area? Moderate - High

Guidance

This hazard rating is obtained from the amalgamation of six datasets which are supplied and digitally combined by the British Geological Survey (BGS). These datasets indicate the hazard posed by the occurrence of: Swell-Shrink Clay, Landslide, Compressible Ground, Collapsible Ground, Dissolution of Soluble Rocks and Running Sands. Many Factors may contribute to ground subsidence problems. For instance significant problems can arise in conurbations underlain by clay rich bedrock, such as over clay strata in the South East of England, or South Wales. Whilst surveyors are normally aware of local problem areas, data provided by the BGS can highlight areas where a significant potential for natural ground subsidence exists and which may need particular consideration.

Where moderate - high potential is indicated, this means that there is the potential for natural ground movement to occur that may be of concern. Such ground movement could cause damage to domestic or other properties. However, properties designed, constructed and maintained in compliance with modern building regulations should be unaffected by most minor subsidence. Therefore, if thinking of buying a property in the area, you should seek professional advice from a professional property surveyor and also look at the property yourself in more detail to look for any signs of existing damage. If you already own a property in the area, and you think natural ground movement may have damaged it, you should contact your insurance company for advice. You should also take professional advice before changing the ground in any way, for example, by planting or removing trees, changing drainage or carrying out building work.

*The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.