From: planning@adur-worthing.gov.uk
Sent: 03 March 2023 10:22
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/0234/23

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 03/03/2023 10:21 AM from Mr Christian Hamilton.

Application Summary

Address:	230 Brighton Road Lancing West Sussex BN15 8LH
Proposal:	Ground floor extension with first floor balcony over to south elevation
Case Officer:	Hannah Barker

Click for further information

Customer Details

Name:	Mr Christian Hamilton
Address:	232 Brighton Road, Lancing, West Sussex BN15 8LH

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment - Privacy Light and Noise
Comments:	Katja and Christian Hamilton 232 Brighton Road Lancing West Sussex BN15 8LH Reference - AWDM/0234/23 Ground Floor extension with first floor balcony over to south elevation Dear Sir / Madam,

We wish to object to the proposed development of 230 Brighton Road, BN15 8LH, application number referenced above.

As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living. Our specific objections are as follows:

1. Overlooking and Loss of Privacy

Proposed Balcony -

The proposed development includes an extremely large balcony, which covers the entire area of the roof of the proposed extension.

This position and size of this balcony means that our garden would be severely overlooked. The proposed plans do have walls and obscured glass on the side of the balcony, but because of the proportions of the proposed balcony, our garden would be overlooked from the south facing front of the balcony, resulting in a serious invasion of our privacy. Currently our neighbours all have entertainment areas on the garden level and this proposal raises the outdoor entertainment area to the first floor.

This is a direct contravention of the Local Planning Policy. The design of the proposed development does not afford adequate privacy for the occupants of adjacent residential properties, particularly with regard to their right to the quiet enjoyment of their garden.

Balcony Side walls and obscured glass -

Although the side walls have obscured glass on the top of them, the proposed plans show that the total height of the walls and the glass will be 1,700mm.

At this height, any person of height 5'10" (1,750mm) or over, would be able to stand on the balcony next to the side wall and see directly into our bedroom / bathroom.

2. Shading and right to light

The projecting bay would shade our closest window reducing the sunlight in the afternoon and obscure an existing view to the west.

3. Noise and disturbance

The size of the proposed balcony is over 15 square metres and overlooks the Local Nature Reserve Widewater Lagoon. This balcony is over 5 times the size of the current balcony. With a balcony of this size, there will be the opportunity for a number of people to gather on the balcony and the potential for noise and disturbance is huge.

This noise and disturbance would not only affect the neighbours of the property, but also the wildlife on the Widewater Lagoon Local Nature Reserve

4. Design, appearance, materials, character

The proposed development is totally out of character with the other dwellings on the area of Brighton Road that back onto Widewater Lagoon. The rear of all current dwellings all finish in line with each other (other than a couple of properties that have glass conservatories) and are all of similar depth. This can clearly be seen on Google Maps.

This proposed development would be the first brick-built extension that would protrude over 2m from the current line of houses. The proposed development will be out of scale in terms of appearance and size, when compared to all properties that back on to Widewater Lagoon.

This residential area overlooking WIdewater Lagoon has been subject to development and new buildings, but all approved building up to this point have respected this line.

In conclusion we would like to request that the council refuse this application.

Sincerely,

Katja and Christian Hamilton

Kind regards