Fwd: AWDM/0230/22 | 20 Mill Hill Drive Shoreham-by-sea West Sussex BN43 5TL

1 message

Planning - <planning@adur-worthing.gov.uk> 29 March 2022 at 16:06
To: Planning - <planning@adur-worthing.gov.uk>

From: **Luke Carter** [redacted]
Date: Tue, 29 Mar 2022 at 13:47
Subject: AWDM/0230/22 | 20 Mill Hill Drive Shoreham-by-sea West Sussex BN43 5TL
To: [redacted]
Cc: [redacted]>

Dear Mrs Barker,

AWDM/0230/22 | Ground floor front extension. Loft conversion with hip to gable roof extension at rear and side dormers. | 20 Mill Hill Drive Shoreham-by-sea West Sussex BN43 5TL

I write on behalf of my clients Mr & Mrs Drury who are the occupiers of 22 Mill Hill Drive and immediate neighbour to this proposed development at 20 Mill Hill Drive.

This reason sets out Mr & Mrs Drury OBJECT to planning application AWDM/0230/22.

Reasons for Objections

1. **Inaccurate plans**. The submitted drawing F.01 Block/Roofplan does not show the existing extremely large outbuilding which occupies most of the eastern end of the applicant's rear garden. This outbuilding, when taken in combination with the large single storey rear extension and the garage which sits to the rear of the main property, represents a significant development of this modest plot. The submission of plans which do not show the proper extent of buildings on the land is disingenuous as it falsely presents the site as being open and spacious to the rear, when in fact the opposite is true. The site has already been developed significantly and any further additions to the plot or house would represent a further overdevelopment of the site. At the very least, the LPA must insist on accurate plans being submitted showing all buildings as existing.

2. **Impact on the appearance of the parent dwelling and streetscene.** Mill Hill Drive was developed in the 1950's as a series of modest bungalows hugging the hillside above Buckingham Farm to the east. While it is clear that several of the bungalows have been extended with modest roof extensions and ground floor rear extensions, the proposed scheme at 20 Mill Hill Drive would result in a disproportionality large extension to the roof of the property which would result in a top-heavy and overextended appearance to the dwelling. The house is on a prominent corner in the street scene and the full length dormers would be incongruous and harmful to the established street scene and the character of the street and locality.

3. **Overdevelopment of the site.** When considered in combination with the existing ground floor extension and the large outbuildings that have been added to the plot, the proposed extension would result in a harmful overextended and overdeveloped appearance to the existing bungalow and street scene.

4. **Loss of privacy and sense of overbearing.** The proposed north facing dormer would be only just over 1m from the boundary with the neighbour at 22 Mill Hill Drive. To locate a full length dormer on this roof slope would result in facing windows between the properties of less than 4m. This is completely unacceptable and

would give rise to a significant and unacceptable sense of enclosure and loss of privacy to the south facing windows of primary habitable rooms in the south facing elevations of 22 Mill Hill Drive, both at roof level and ground floor level.

5. **Loss of sunlight and daylight.** The proposed extension would lead to a significant loss of daylight, visible sky, and an increase in overshadowing to south facing habitable room windows at 22 Mill Hill Drive. Given the proximity, height and orientation of the proposed roof extension, it is clear that this will likely lead to a considerable loss of amenity to Mr and Mrs Drury, and it is suggested that a full sunlight and daylight assessment be provided by the applicants to determine the extent of any harmful impact on the daylight and sunlight enjoyed by the neighbouring dwelling. In the absence of such a report, the assumption must be that the proposals are unacceptable

Suggested alterations. Mr & Mrs Drury are prepared to consider withdrawing objections to the proposals, if amended plans are submitted which significantly reduce the length of the proposed north dormer so that it is 50% shorter and located at the west end of the roof, away from Mr & Mrs Drury's south facing windows.

I trust that the contents of this email are clear and look forward to hearing from you in writing at your earliest convenience.

Sincerely

Luke Carter MRTPI

Lewis & Co Planning

[redacted]

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Brighton

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