From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 08 July 2024 10:03:05 UTC+01:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/0462/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 08/07/2024 10:03 AM from Miss Sam Goddard.

Application Summary

Address:	31 Roman Way Southwick West Sussex BN42 4TN
Proposal:	Raising the roof ridge with gable ends, to create a first floor, extension to South elevation and balcony at first floor; extension to North elevation
Case Officer:	Hannah Barker

Click for further information

Customer Details

Name:	Miss Sam Goddard
Address:	29 Roman Way, Southwick, West Sussex BN42 4TN

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Privacy Light and Noise
Comments:	There are a few concerns about lack of privacy and overshadowing/loss of light to number 29. The current bungalow is set back so it is adjacent to the garden/back part of the house at number 29 rather than being alongside number 29. It (number31) is also very close to the garden boundary wall, particularly where the current garage is. 1. Lack of privacy/overlooking (unless north facing windows are

obscurely glazed)

Any north facing windows on first floor (currently a pitched roof) will look directly over most of the garden and all of the patio seating area of the garden at number 29. They will also look directly in to the side kitchen window and partially the back kitchen window and patio doors.
These windows will need to be obscurely glazed to prevent invasion of privacy and excessive overlooking of the garden and overlooking into the kitchen.
We note that the north facing windows will be for 2 bathrooms and a hallway.
We assume the 2 bathroom windows will have obscured glass as required.
We would like confirmation that the upstairs hall window will also be obscured glass, as required in para 3.4 'windows on side elevations will not be able to meet these criteria and will usually not be allowed unless they are obscurely glazed'. This window is in the middle of the extension and will look directly over the patio/seating area and most of the garden of number 29, as if it is their back garden. This would result in a excessive overlooking and a complete invasion of privacy, unless the window is obscurely glazed.

2. Loss of daylight/overshadowing/outlook

In the winter months will be a loss of daylight to both the house and garden of number 29 as number 31 is south of number 29 and is also set back so adjacent to the garden/back quarter of the house.
The extension above the existing garage will block some daylight to the kitchen main window and patio doors.
The extension to north and west will block some daylight to the side kitchen window and upstairs hall.
From the draft plans, the outlook from number 29 will be effected and the extension may be overbearing.

3. Other

Due to the proximity of the house and proposed extension to number 29 (particularly the extension above the garage), there is concern about damage to the garage in number 29, located in the garden by boundary wall, during the building. In addition with the extension above the garage so close to the boundary wall and garage at number 29, there may be access difficulties should any maintenance be required to the roof or side of the garage at number 29

Is number 31 classed as a corner plot with the 14 meter rule?

Kind regards