From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 26 November 2024 15:01:23 UTC+00:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/1137/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/11/2024 3:01 PM from Mr MALCOLM SOUCH.

Application Summary

Address:	24 Rose Walk Worthing West Sussex BN12 4AU
Proposal:	Remodelling of existing dwelling, consisting of rooms in roof by raising the roof ridge, new windows to East and West first floor, South facing dormer and roof lights to North and South.|cr|New Single storey Side extension. Render to all elevations.|cr|
Case Officer:	Amanda Haslett

Click for further information

Customer Details

Name:	Mr MALCOLM SOUCH
Address:	26 Rose Walk, Worthing, West Sussex BN12 4AU

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Privacy Light and Noise
Comments:	Planning Application AWDM/1137/24. Remodelling of existing dwelling and new side extension 24 Rose Walk, Worthing, BN12 4AU. Comments on revised drawing 02/Rev2.

We are the owners and occupiers of No 26 Rose Walk, which adjoins the application site on the North side.

We have seen the revised drawing, and are pleased to see that our earlier comments as set out in our statement dated 17 September 2024, have largely been addressed.

We do still have some concerns, which we believe can be addressed by conditions on an approval.

Overlooking.

We are pleased to note that the roof lights directly opposite, and overlooking, our kitchen have been reduced in height. There is not however a specific note about their height or glazing.

We therefore ask for a condition that they shall have obscured glass and a cill height of at least 1.7 metres above the floor of the rooms in which the windows are installed.

Extension on North side

We are pleased to note the overall height is now stated on the drawing as 2.4m.

We are however still concerned about the construction of this wall for which no detail is stated on the drawing. This wall is not visible to the Applicants and could deteriorate and look unsightly, (as has happened to the existing construction). It therefore needs to be of durable maintenance free materials. We therefore ask for conditions covering the following:

The wall shall be finished on the North side in a cement render to match the existing adjacent garage wall, and shall be painted in a colour to be agreed with the owners of No 26 Rose Walk.

The top of the wall and roof edge shall be capped in a durable material that does not require regular maintenance.

Revised Block Plan

The revised block plan shows the red ownership boundary line displaced (at least on the online copy). On a strict interpretation this denotes that No 26 owns part of our outside area. This is not correct and should be changed.

Janet and Malcolm Souch
26 November 2024

Kind regards