From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 19 August 2024 18:00:18 UTC+01:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/0906/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/08/2024 6:00 PM from Mr Steven Keys.

Application Summary

Address:	26 Marine Drive Worthing West Sussex BN12 4QN
Proposal:	Proposed remodelling and enlargement of existing dwelling involving 2-storey front extensions with 2no first-floor terraces; first-floor side/rear extension; rooms in replacement roof with raised ridge, front and rear dormers and rooflights; associated elevation alterations including re-fenestration, insertion of roof lantern above existing flat roof and removal of rear chimney breast/stack.
Case Officer:	Jo Morin

Click for further information

Customer Details

Name:	Mr Steven Keys
Address:	6 Arlington Avenue, Worthing, West Sussex BN12 4TA

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment - Privacy Light and Noise
Comments:	Whilst we support the refurbishment of a property currently in rundown condition and can see it is of high architectural quality, we do have major concerns over the lack of privacy to neighbours

to the North and the overall size of the proposed development

The developers make continual reference to "overlooking concerns", "not introducing new window positions on main East or West elevations", "extensions and alterations are not considered to have any adverse impact on neighbouring properties" They have not given this consideration to the neighbours to the rear (North) of the property, as they have significantly increased windows on the North elevation. They have specifically stated, "privacy will be retained" This is true to the East and West but not to the North who will experience overlooking and loss of privacy.

The proposed property is significantly increased in size (resulting in many more windows to the North). The roof height is raised by over a metre, the changing of hip to gable end on the South facing roof and substantial expansion at first and second floor level to the East. We think this will result in a property too large for the plot that will have an overall negative impact on neighbours to the rear. We think that previous planning decisions for houses nearby, limited similar second floor roof expansion.

Under "will any trees and hedges need to be removed or pruned in order to carry out your proposal" the answer given is "No", however, the developers have already cleared all existing trees and hedges.

Under "Authority Employee/Member" the applicant has declared they are either a member of staff or an elected member or are related to one of these. The name, role and how they are related has been redacted. We think that it would be in our interest to know this information, to be aware of potential bias and "ensure the decision-making process is open and transparent".

There is a real opportunity to enhance the area by both improving sympathetically and reasonably increasing the size of the existing property. This could be achieved to a high standard and still result in an impressive family home without doubling its size. At the moment it appears that the focus is on large profits by a development company rather than taking the surrounding area and neighbouring properties into account.

Kind regards