Comments for Planning Application AWDM/0628/18

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 14 June 2018 at 11:57
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 11:57 AM on 14 Jun 2018 from Dr Simon Williams.

Application Summary

Address: 9 Cypress Close Shoreham-By-Sea West Sussex BN43 6AE

Proposal: Rear two storey extension and side single storey extension

Case Officer: Marie O'Keeffe

Click for further information

Customer Details

Name: Dr Simon Williams

Email: [redacted]

Address: 8 Cypress Close, Shoreham-By-Sea, West Sussex BN43 6AE

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Overdevelopment
- Privacy Light and Noise

Comments: Of all the properties in the Close, No 8 is the most impacted by the proposals. I have the following objections and requests for clarification.
- The proposed side extension to the north would abut the boundary of my property. No other plot has this arrangement. It would make it impossible to maintain my south facing boundary fence in good repair and equally make the neighbour's access to drainpipes and the soil pipe on the north wall of No 9 impossible without encroaching on my land. In such close proximity to my living room and main bedroom, there is the additional possibility of noise disturbance from the pipes.
- The side extension would mean my neighbour could not access his own garage for its primary purpose. It is not clear from the plans whether No 9's garage will be removed or shortened and converted to another purpose.
- As there no is reference to the garage in the plans, and as the north wall of the garage forms part of our boundary and therefore impacts No 8, we need clarification on whether the garage or any part of it will be replaced with a fence if the garage comes down.
- The side extension will reduce light into my living room from the only south-facing window. Even if the side extension to No 9 is below the height of my existing south-facing window, the proposed two-storey east extension, will reduce light through both

the south-facing window and my east window. The two-storey east extension would also put in shade part of my garden, which receives light from the south. The back garden is the most attractive feature of my property and is where the main lawn and shrubs are sited. The reduction in light would have a damaging effect on the lawn.
- The plans show no windows on the north side of the east extension, but we are concerned about any potential loss of privacy to our back garden.
- The loss of ground area caused by the proposed extensions and remainder of the existing garage will impact soil drainage, which has already been reduced by the paved area at the front of No 9. The area is well known for the demands made on groundwater from the roots of large trees in the middle of the Close and in Buckingham Park behind. Similarly, additional stresses will be placed on the wildlife, including endangered species of bees, hedgehogs and woodpeckers, that maintains a precarious hold around the park.
- The scale of the proposals - the combination of single-storey side and two-storey rear extension - would have a significant impact on the visual balance of the east side of Cypress Close. At present, house numbers 6 - 9 have similar configurations within their plots, and the overall aesthetic effect is one of harmony. The side extension would interrupt the series and crowd the outlook, lending an urban character to an existing suburban environment.
- The plans are not sufficiently detailed and need to show all dimensions. The change in the position of the front door should be shown clearly. If the garage is to be demolished, it also needs to be made clear. Finally, the plan of the ground floor at least needs to show the plot's boundary. I would like to request amended plans with these points addressed before any decision is made.