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Planning - <planning@adur-worthing.gov.uk> 15 June 2018 at 10:31
To: Planning - <planning@adur-worthing.gov.uk>

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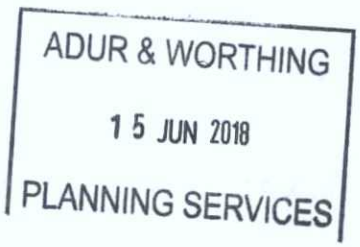
From: **caroline wright** <[redacted]
Date: Thursday, 14 June 2018
Subject: comments
To: "hannah.barker@adur-worthing.gov.uk" <hannah.barker@adur-worthing.gov.uk>



Introduction

We were surprised to see 2 revised sets of plans issued so quickly after all the objections and that the architect has still not visited either neighbouring property to understand the issues raised. By not doing so he has demonstrated a blatant lack of any good intentions to try to resolve the significant issues that have been raised by the neighbours who are directly affected. This seems to be his and his clients chosen approach to the whole project and we continue to feel extremely disappointed by their unneighbourly behaviour. "Rearranging the deckchairs on the Titanic" pretty much sums up these paltry amendments!

The main issues that were clearly highlighted in our initial comments have been totally IGNORED (boundary and loss of light). One would have thought from the significant number of strong, negative objections that the architect would wish to try to resolve these issues as soon as possible to ensure his clients plan gets a more positive reaction than the first disastrous attempt. Without even attempting to understand the extent of the issues and not bothering to organise a site visit to find the root of the problem, it's therefore not surprising that the latest plans do not solve the issues.

Our objections still stand as per our previous comments and there are still no representations in favour of this project.

These revised plans seem to show some cosmetic changes - the whole 'Caribbean look' appears to have been binned - except for the massive eaves which bizarrely still remain but with a token 10cm reduction...? and a few minimal amendments to some measurements but the main contentious issues remain totally unresolved. The size and shape of the building needs to changed significantly to be anywhere near to resolving the loss of light issues but unfortunately this has failed to happen.

We are pleased to note that the neutral comment from the Shoreham Beach Residents Association has now been retracted.

Boundary

We are flabbergasted to see that the architect has continued to completely ignore our comments where we stated the facts about where OUR boundary is situated. Why? This has not been corrected on the amended plan....why not? With this inaccuracy alone, these plans need to be rejected and redrawn. Hannah Barker, senior planning officer agrees with this and stated that she has raised this several times already with him. Mrs Ritchie also told us that she would ensure that this would be rectified in the next redraft. We therefore find it rather strange that the architect would ignore direct advice from the planning officer who is responsible for the final decision and his client. Now things are back on a level playing field we would hope that in the next set of plans, he will make the appropriate changes.

In view of this persistent inaccuracy, perhaps the architect could take the time to come to view our property and we can then clearly explain where our boundary is sited in order for him to produce an accurate plan. He would also then be aware that there is significant electricity cabling running from our pool house buried up against the existing outside wall of 72 and running the length of this wall on our land which cannot be moved!

To make this really clear (despite what we thought was as clear as mud from our previous comments!) - if this is not corrected, we will take responsibility for OUR boundary wall and build it in the correct position once the demolition has taken place. Measurements will then need to be taken from this wall (starting from the east facing side and hopefully we will not try to steal 10-20cm of the clients land in the process as they are trying to do to us!). The boundary wall must be built 2m high which is the same as the current wall on the south end rather than the lower 1.8m height proposed. Presumably this lower height is an attempt to increase the light into the kitchen window above the sink of the new house.

The new masonry boundary wall must be built immediately after demolition as we have young children who access this area and we will not accept any risk to their health and safety. We also have photo shoots at our property so the look of the wall needs to be consistent with the standard of our surrounding property walls.

OR we would suggest that the exisiting 18 metre side wall which sits exactly on the boundary line is just left standing, saving cost and disruption as well as addressing any safety issues for our property and children. It would then just need extending slightly (by approx 250cm) to meet the existing boundary wall to the north and some minor finishing (render etc.). It seems utterly pointless to knock down an existing wall and build a new one in the same place. We are fully aware of the underhand attempt to try to steal some of our land and we will not allow this to happen and the fact that the architect and owners are both aware of this and continue to try to do this is appalling!

Planning have told us that the measurements for the new property would need to start from the face of the east facing boundary wall - not from our garage which is beyond the boundary line and we will be ensuring that Building Control will be on site to check that this happens accurately and honestly during the building process (along with all other agreed final measurements).

THIS BOUNDARY ISSUE MUST BE RESOLVED IN THE NEXT REVISION!!!

Loss of light

As already mentioned, the architect has still not visited either neighbouring property to fully understand the unequivocal issues with loss of light to both houses. The amended plans with the tiniest changes to a few measurements - 10cm difference to the eaves, 40cm + another laughable extra 5cm at the side (which is inaccurate anyway as it starts from our garage wall on the plan and not from the boundary) and no noticeable change to the height of the building, bulk and overbearing nature of the house do not solve the significant loss of light issues at all. Why has this architect chosen not to view the properties and see the issues for himself in order to try to solve them. The drawings still do not even show one of our windows which is affected! The huge new house right up against ours will stop any sunlight which currently streams into our main downstairs living space all morning and this has been ignored.

We welcome the change of colour of the upper part of property as the dark blue cladding was not befitting of a property of this value and only made the loss of light issue worse. However, it does NOT SOLVE the loss of light issue as this is due to the height and bulk of the building which has not changed to make any difference. The HUGE volume of the roof adds at least 100 sq m and this needs to be considered in association with the overall house volume as other previous house volumes quoted by the architect have no roof space (62 OFR & 76 OFR recently built either side of 72) It is disingenuous to quote living space volumes alone as it is the overall house and roof size that is the only relevant measure. A tiered effect as seen in numerous other new build properties along the road is the best solution, in order to provide a significant sized house but without the negative impact on neighbouring properties.

Please note The Right to Light Law - the rule being that any room should have 50% natural light and this is based on uninterrupted light over the previous 20 years. In our case, this is provable to 34 years and beyond, potentially back before no. 72 was even built.

The loss of light issue has NOT been addressed and still remains as per our previous comments and we continue therefore to strongly object.

Height of building

The architect previously stated that it was essential that the building was 60cm raised above existing building level. So he has now changed this despite stating that this was a absolute requirement according to the flood risk assessment. So as we pointed out, that was total rubbish and he had just used these statistics in the hope that nobody would notice or bother to read it.

Now the architect is stating new statistics from a different official body with lots of numbers which mean nothing to anybody but this is now being used to state that it needs to be 28.5cm above the existing building level rather than 60cm. (Why has the overall height of the building therefore not been reduced?) The house should be build at the same level as the existing ground floor level (see all the same comments from our last representation....) and the overall height can therefore be 60cm lower (at least!). In the last couple of years no. 44 and no. 144 have both been built starting 4ft below ground level and since no. 72 is in the middle of those it really doesn't NEED to be higher. The architect built his own bungalow directly opposite, on the other side of the road just two years ago, on level ground 55cms BELOW the current height of no. 72 demonstrating that any desire to go higher is unnecessary .

The SOLE reason for raising the height of the ground floor is to try to get a better view of the sea - as stated by the architect in his initial preamble and Mrs Ritchie also told us this was a requirement. Unbelievably the following sentence from the Layout section has now been removed in this latest revision "This will also enable better views of the sea from the ground floor" presumably taken out in an attempt to befuddle the reader of the true intentions of this change.

Many houses on the beach side have 1st floor living areas and the plans should be revised accordingly if sea views from reception rooms are still a key requirement as generally none of the houses on Old Fort Road ground floors have perfect sea views. The Ritchie's knew this when they bought the property. Two different architects who designed no.44 and no.144 both solved this issue by building down lower to enable the living space to be above the ground floor and hence not upsetting any neighbours! Both of these properties also have tiered style houses so that the neighbouring houses are not diversely affected. This is, in effect, a 3 story house that is attempting to be built from above ground level.

The ground floor must not be built any higher than currently as overlooking conflicts all around will be a consequential outcome as well as only exacerbating all the other issues - loss of light, overbearing, street presence etc.

South facing garden

There are still no plans for the southerly garden. It is undoubted that this key area will be subject to landscaping as per the little used north facing garden but still has no plans while the north does. These are key as they will demonstrate any possible height of patios and overlooking issues. The lack of any plan seems suspicious currently...

A FULL plan must be provided in the next draft.

Environmental Issues

The architect has stated that demolition costs would be approximately the same as remodelling - these costs should be in the proposal to prove that this statement is valid. Another local renowned architect who has seen the site has stated that he could easily achieve the required outcome without the need for full demolition and even at a cost saving. Environmental issues are significant here and the amount of unnecessary landfill is horrendous. Please see no. 59 Beach Green - a bold new contemporary home designed by Liam Russell architects of Shoreham, who cleverly retained half of the original house to avoid unnecessary demolition in order to show consideration to environmental issues.

We have been extremely concerned to see that no. 83 within the last month has been demolished and caused significant damage to both of the neighbouring properties. This happened both during the demolition and also a result of subsequent ground levelling works. This property was significantly smaller than no. 72. Demolition on this road is only usually done when the existing property is old and falling down. This property is sound and parts could easily be retained.

We would like to request therefore that the opportunity to remodel the existing house is looked into to avoid unnecessary demolition and the associated issues. Please refer again to our comments about leaving the existing outside wall of no. 72 in place.

SUMMARY

Our previous representation comments on 18 April still stand (especially the recommendations and conclusions) and comments in this document should be considered an addition to and not a full and final summary.

Anyone looking at the plans can see that the new house is massive compared to the existing one - lots of inaccurate numbers and percentages trying to make everyone believe that it's almost the same size is insulting to the intelligent people who are viewing these plans. It's absolutely huge, unnecessarily squeezed into one of the largest plots on the road so that it looks uncomfortable and overbearing and that's why there are so many issues.

In conclusion we would ask that some more respect for the time it takes for the neighbours to have to review and respond to planning submissions is shown - ensure that the next version takes into account consideration and SOLUTIONS for the issues that have now had to have been repeated from the first round. The total lack of communication is unacceptable for a project of this size, potential cost and contentious problems. We continue to feel disappointed that there are no good intentions shown to either neighbour in an attempt to ensure that our houses and lives are not affected in any negative way.

Yours sincerely

Ashley and Caroline Wright

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