AWDM/0588/17 - FAO: Mr P. Barnett

Da Silva, Lisa <[redacted]> 19 May 2017 at 16:39
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>

Dear Mr Barnett,

I write with regards to the above planning application.

In connection with this application, please find attached a letter of objection to the proposal on behalf of our clients, Mr & Mrs Vye, the owners of the neighbouring dwelling 'Channings'.

I would be grateful if you could confirm receipt of this email and the attachment.

I trust the above is acceptable, however, please contact me should you wish to discuss further.

Kind regards,

Lisa Da Silva

Lisa Da Silva | Senior Planner | Tel: [redacted]

For and on behalf of DMH Stallard LLP

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FAO: Peter Barnett
Development Management
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Date	19th May 2017
Your ref	AWDM/0588/17
Our ref	A57/VYE1/16

Sent by email to planning@adur-worthing.gov.uk

Dear Mr Barnett,

Planning Application for Single storey rear extension and proposed second floor extension, including new rear dormer to north elevation with provision of balcony at first floor level at 52A The Green, Southwick, Brighton, BN42 4FS
Application Reference: AWDM/0588/17

I write on behalf of my clients Mr & Mrs Vye, who are the owners of the neighbouring property 'Channings', to object to the above planning application.

Our clients, have a number of significant concerns regarding the above planning application and would like to draw your attention to the following issues.

Description
The proposal is described as "Single storey rear extension and proposed second floor extension, including new rear dormer to north elevation with provision of balcony at first floor level." Firstly, this description is not accurate, the new dormer is not located on the north elevation, instead it is located on the east (rear) elevation. Furthermore, the proposed description should be amended to better reflect what is proposed. The proposal is to provide a roof conversion and extension over the existing first floor and garage of the property, the extension would provide 3no. bedroom and 2no. bathrooms. The external alterations include 2no. dormer windows and 5no. rooflights.

Information submitted
Firstly, we are concerned at the level of information submitted in support of this application. It is our view that given the scale of the works and the amount of additional floorspace created by the scheme, a Design & Access Statement should be provided. In

Gainsborough House Pegler Way Crawley West Sussex RH11 7FZ **DX** 57102 Crawley
Main line 01293 605000 **Direct line** 01293 605098 **Fax** 01293 663520 **Email** lisa.dasilva@dmhstallard.com

Offices in London, Gatwick, Guildford and Brighton. Website www.dmhstallard.com

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Scale of proposal

The scale of the proposal is a concern of our clients. The rear elevation of 52a faces directly onto the rear garden of our clients property, in addition the windows from the habitable rooms within our clients home look out onto the rear elevation of the application site. As shown in the photographs below, the rear elevation of the existing dwelling is visible from our clients garden, and from the ground floor and first floor windows of their property.



Photo 1: View of application site from rear garden of Channings

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The scale of the proposal represents an overdevelopment of the site which would be out of keeping with the character of the existing dwelling and the character of the area. When the size, height, and bulk of the proposal is taken into account, the outlook from our clients property would be dominated by the proposed extensions, and this would be unacceptably overbearing and oppressive to our clients.

Overlooking

Policy AH7 of the Adur District Local Plan 1996 sets out the objectives and standards that extensions and alterations to existing dwellings are expected to meet. Part a) of this policy states that *"proposals should not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings."*

Currently, the rear elevation of the existing dwelling of 52a The Green is visible from our clients site. There are currently 2no. windows at first floor level which overlook our clients garden and property, one of these windows serves a bathroom and is obscure glazed, the other serves a bedroom. There is a window within the current second floor, however, it is noted that this does not serve a habitable room, and therefore does not currently give rise to overlooking of our clients property.

The proposal would result in an extra floor with 4no. additional windows, and a balcony running along the length of the first floor above the garage. The provision of these new windows and the new balcony would result in direct overlooking of our clients private amenity space, thereby reducing the level of privacy currently enjoyed by our clients. It is considered that the proposal would result in an excessive amount of overlooking to our clients private garden area, and this has a significant impact upon our clients existing residential amenity.

Whilst it is noted that there are currently windows at first floor level, the proposed balcony would give rise to the potential for more overlooking, and by its nature, would be significantly more visually intrusive and overbearing to our client.

Furthermore, it is unclear from the plans whether the existing obscure glazing to the bathroom at first floor would remain in situ. Our client would like assurances that the obscure glazing to this window would remain.

One of the main planning considerations in determining this application is whether the proposal would have an adverse effect on the neighbouring properties and their residential amenity. The proposal clearly has an adverse impact on our clients existing residential amenity, and should therefore be considered unacceptable.

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The proposal fails to comply with paragraphs 56 and 64 of the NPPF, which recognise that good design is indivisible from good planning, and that planning permission should be refused for development of poor design that fails to improve the character and quality of an area.

Furthermore, the proposal does not preserve or enhance the character of the Conservation Area, and therefore does not accord with the requirements of policy AB4 of the Adur District Local Plan.

Therefore, it is respectfully requested that the application be refused. However, should the application be recommended for approval, please note that we would request the opportunity to speak at the Committee meeting against the proposal.

Yours sincerely

[redacted]

Senior Planner
For and on behalf of DMH Stallard LLP