## Comments for Planning Application AWDM/0670/17

1 message

**planning@adur-worthing.gov.uk** <planning@adur-worthing.gov.uk> 21 May 2017 at 13:49
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 1:49 PM on 21 May 2017 from Mr Dean Munday.

### Application Summary

**Address:** 43 Tower Road Lancing West Sussex BN15 9JR

**Proposal:** Part single and part two-storey rear extension and rooms in roof with rear dormer all to south elevation.

**Case Officer:** Eve Hearsey

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### Customer Details

**Name:** Mr Dean Munday

**Email:** [redacted]

**Address:** 41 Tower Road, Lancing, West Sussex BN15 9JR

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

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

**Comments:** We wish to object to the proposed planning application AWDM/0670/17 for 43 Tower Road, for the following reasons.

We reside at 41 Tower Road.

1.Noise, disturbance, traffic and smells

The property at 43 Tower is a mid-terrace, they have access to the rear of their property via our side alley way and garden. We are concerned about the noise and disturbance we will experience due to the size and extent of the building works, and the limited access they have to their rear garden. Alterations will have to be made to our property to accommodate access for a digger and building supplies required. This will have a physical impact on our garden and lawn.

We are also concerned that extension will be undertaken by our neighbor who is a builder, who may be doing the work outside his other professional commitments, resulting in the extension being completed over a prolonged period with work being done over weekends and in the evenings. They also have only recently purchased the property, it would appears by this application

that they may have brought a house that is too small for their personal needs.

2. Design, and appearance

The size and extent of the plan is not in keeping with the rest of the properties in the terrace. The size of the extension is over ambitious and in our opinion is inappropriate, for the style, size and age of this small 1930s mid terrace house.

Some of the other properties in the terrace have conservatories, including us on the rear of the properties. None of these extend further than 3 meters, there are no brick extensions either single or two stories. We have had a loft conversation in our property but there is no dormer and none of the other properties have a dormer loft extension. We understood that for a mid-terrace house that a three-meter extension was acceptable, but this plan goes beyond this.

We have responsibility for the boundary fence between the two properties, looking at the plans it appears they have shown the boundary responsibility as theirs. It looks like the boundary wall will be placed over our drainage access cover. They will also need to dig up our garden to put in the foundations for the property, and the foundations will be over our property border. The plan does not show a vent/chimney from one of our bedrooms that goes up through the joint party wall and out through the roof at low level, or how this will be managed. We will exercise our right to appoint an interdependent surveyor to look at the impact on our boundary and party wall.

We also have concern about the drainage of water from the flat roof of the single-story extension, as the wind predominately blow from the west, excess water will be blown into our garden.

3.Overlooking, loss of privacy and light

Our garden and conservatory will be overlooked by the extension, from all levels including the dormer to the loft. The side windows of our conservatory will be completely blocked from sunlight, and our view from our rear conservatory window will be obscured over and above a 45-degree angle. This will impact on our view from our house and the sunlight reaching the rear of the property Our patio area and garden will be shadowed as the extension will be higher than our existing fence, particularly in the afternoons and evenings as the sun sets in the west.

We would have no objection to a single three meter extension, it is the size and extent of the extension that is our primary concern.

Dean and Sarah Munday