Gmail

Finlay Gardner <finlay.gardner@adur-worthing.gov.uk>

AWDM/0421/24 - 37 Windsor Road

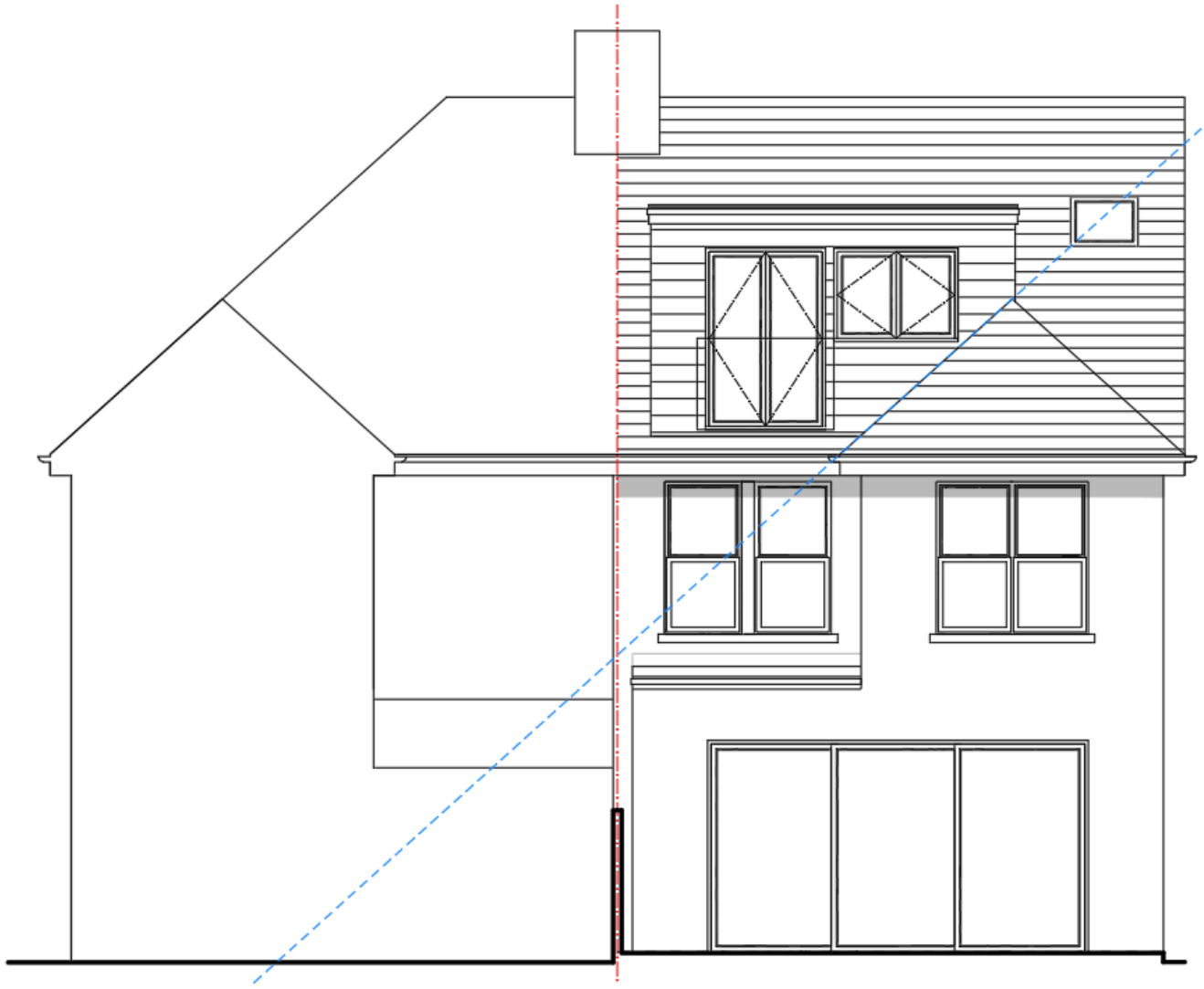
Mary Liggins <mary@lw-architecture.co.uk> 16 April 2024 at 15:19
To: finlay.gardner@adur-worthing.gov.uk

Dear Finlay,

I hope you are well.

I am aware that an objection has been raised to the application AWDM/0421/24 for which I am the architect and agent. I would like to respond to the points raised by Mr Doutre, primarily the concern that the new extension to 37 Windsor Road would overshadow the existing extension roof to number 39.

- Mr Doutre refers to a covered verandah of number 39. Regardless of the wording of the original planning permission, this infill extension features a solid wall to one side, modern UPVC glazing to the end and a fully enclosed roof overhead, which would be considered under modern planning policy as an existing extension to this property.
- This existing extension to number 39 extends to align with their rear outrigger (as per the footprint of the proposed infill to number 37), inclusive of a two storey element which in itself creates a tunnelling affect on the original windows to 37 and unbalances the pair of semis.
- The ground floor wall between the two existing infill extensions is solid brick, with the extension to number 39 already being bordered with solid brick walls to three sides. The polycarbonate roof does not extend to the original rear wall of number 39 as this is where their two storey extension is.
- The proposed infill to number 37 replicates the footprint of number 39, with the roof being modestly higher than the existing eaves to number 39's extension. The new roof is not significantly higher than the existing brick wall between the two existing extensions. I do not believe the new extension to number 37 will result in a significant loss of light to number 37, compared to that already lost due to the solid wall between the two extensions. This is further reinforced by the fact that both extensions are already in the shade of the original two storey outrigger to number 37. Any sunlight from the south which is at a low enough angle to be affected by the raised roof of the new extension to 37 would already be blocked by the much taller original outrigger to 37 (see the line of the hipped roof to the outerigger of 37, which if extended would not intersect with the flat roof of the proposed extension - see image below.)



- The new flat roof to 37 is designed as a modern warm-roof structure, allowing for ceiling levels internally to remain as per the existing house, whilst providing a well insulated roof which avoids the risk of condensation, as per modern building regulations and British Standards best practice.
- The new extension to 37 is clearly subservient in appearance to the original house, and we would argue that the two storey element of 39 is overall more harmful to the appearance of the two houses.
- Mr Doutre refers to planning application AWDM/1539/23 where a similar application was refused to neighbouring properties. However the key difference between the two applications was that neither of the two properties concerned had already in-filled the gap between the outruiggers. In this situation, number 39 has already added a significant part one, part two storey extension which is larger in depth and height than the existing conservatory to number 37.
- The other application referred to, prior approval application ref. AWDM/1163/14, appears to show an existing extension to the neighbouring house, which I understand from the report was not factually correct - again with this application the proposed footprint was significantly deeper than that of the neighbouring house. The application was ultimately refused due to development not being confined to the boundary of the applicant's site.

On balance, we would argue that the extent of development undertaken already by 39, including the two-storey extension, is no less harmful to their own property and number 37, than the small affect that a roof raised slightly higher than the existing party wall would cause.

I would be happy to discuss this further with you on the phone if you prefer.

Kind regards,

Mary Liggins

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