Michael Adams & Sally Tarr
1 Boxgrove Close, Lancing, West Sussex. BN15 0QG
Home; [redacted] Mob: [redacted]
Email; [redacted]

Planning Services
Development Management,
Adur & Worthing Councils,
Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS.

6th June 2020

For the attention of: Marie O'Keeffe, Case Officer

Reference: Planning Application No: AWDM/0555/20

36 Norbury Drive Lancing BN15 0QG

Proposed single-storey rear extension to east elevation, cladding, rendering and replacement windows and doors on all elevations, formation of terrace to west elevation with 1.6m high opaque screens to north and east. Provision of 1no. additional parking space

Letter of Concern & Request for Further Detail

Dear Sirs

As previously advised we are resident at No.1 Boxgrove Close BN15 0QG, the directly neighbouring property adjoining the application site to the East side and make the following further comments following the provision of answers by yourselves to our initial queries and concerns.

Regarding the above referenced planning application we thank you for your advice regards the submission of updated plans for us to review and also your confirmation that the roof material to the existing garage roof and the new utility room extension roof will be as per the existing asphalt material. We also thank you for your confirmation that this proposed structure will be of the same roof height as existing and not exceed it.

You have also confirmed that under this new scheme the roof water run-off from the existing garage roof and the new utility room extension roof will discharge correctly into the existing drainage system on the application site and will not result in any run-off into or onto our property.

Given the new proposed scheme to set the utility room extension back from the eastern site boundary by 1 meter and the confirmation from the applicants architect that *"The now recessed utility extension is 1 meter away from the boundary wall to the neighbouring property and 2.27 meters away from the neighbouring house walls and foundations below"* we would like to further advise, in case the applicant or their agent is unaware, that as the proposed excavation is within 3 meters of our house wall it would appear that The "Party Wall etc. Act" is relevant to this development and its requirements will clearly need to be complied with, in particular we would suggest at the very least Section 6 to be of particular relevance.

This situation would appear to be further complicated by the fact the revised drawings as submitted still show the removal of the trees along this eastern application site boundary in the proximity of the utility extension and should this be the case there may be other relevant areas of the "Party Wall etc Act" that also apply and we would be grateful for the applicant to acknowledge their acceptance of this to satisfy the concerns regards the engineering issues due to the ground disturbance and potential instability and damage that would be caused by the removal of these trees. Further to this and as clearly shown on the applicants plans we believe that these trees are actually within our property boundary and would therefore suggest for both of these reasons that if the scheme as now proposed is to be approved that these trees are left in place so as no additional concern is caused for either us or the applicant in this regard.

We would like to point out that whilst we may be strongly opposed to future further development of this site by way of a new dwelling in the garden, we are not attempting to frustrate or disrupt the plans of the applicant for the current development proposals under this application but are simply ensuring we protect the integrity of our own property. To that end it also seems a shame to us that the applicant should potentially loses 1 meter of length from their proposed utility room extension and would have thought that a suitably engineered scheme could be proposed and agreed that would allow the applicant to achieve the larger extension they initially proposed and should they wish to pursue this and discuss with us we would be more than happy to do so.

Should you require any further information or assistance from us on this matter please do not hesitate to contact us using the details provided at the head of this letter.

Yours faithfully,

[redacted] [redacted]

Michael Adams & Sally Tarr