Comments for Planning Application AWDM/0769/19

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 17 February 2020 at 10:18
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 10:18 AM on 17 Feb 2020 from Mr Mark Emery.

Application Summary

Address: 45 Valley Road Sompting Lancing West Sussex BN15 0JP

Proposal: Minor material amendments to roof extension permitted under AWDM/1728/15, consisting of revisions to roof extensions to rear, addition of lean-to roof to side porch, amendments to fenestration and addition of dragon finial to roof ridge (Numbers 43 and 45).

Case Officer: Gary Peck

Click for further information

Customer Details

Name: Mr Mark Emery

Email: [redacted]

Address: 41 Valley Road, Sompting, Lancing, West Sussex BN15 0JP

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

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

Comments: We object to this application as the plans that have been submitted by the applicant bear no relation to what has actually been built and are certainly more than "Minor material amendments" and it brings into question the legitimacy of Adur Planning & the Planning Committee when they will accept plans that are factually incorrect, can this development really be allowed to continue without proper plans that show the development accurately?

The plans are so different to what has been built, for a start the roof is a totally different shape to the plans and raises the question as to why Planning have accepted a bodged set of plans where someone has drawn over the plans previously submitted under application AWDM/1728/15 with a black pen?, it makes the whole planning process a laughing stock as it establishes a precedent, whereby anyone can simply submit incorrect and inaccurate plans for any development and then build whatever they feel fit with no risk of intervention by the authorities.

If you study the plans you will see that they show dormer windows on the north face of the

development, when in reality the north elevation has no such things in place, being just a sloped roof with skylight windows, this further questions Adur Council as to why this development was allowed to continue in the first place, when the build quite obviously was not following the plans that had been approved under AWDM/1728/15.

Why did building control not question the applicant as to why the development was so far off plan as to be laughable, especially as local residents had made the Council aware of this, or is this a case of its not what you know, but who you know?

Furthermore the open ended construction of the southern elevation is atrocious, it acts as a parachute in high winds and eventually we and other neighbouring residents fear something disastrous is going to happen in high winds, which may result in damage to our properties or worse an innocent member of the public, the OSB has been open to the elements for months with no protection and we really do question the integrity of the construction due to it being constantly wet.

The build is considered by many residents to be an over development, it is totally out of keeping with the area and has done nothing but to destroy the ambiance and character of the same, we feel that once complete, we and our neighbours will have absolutely no privacy in our gardens as we will be overlooked by anyone sitting on the balcony, not to mention the loss of light that we and other adjoining properties now have to contend with.

This carbuncle can be seen from the A27 and friends and relatives have commented on how ugly and out of keeping with the area this development is, would any of the planning officers or committee want to live alongside this, the answer is a resounding 'NO'.

We also question the build quality of the development, as during the recent high winds and storms, most recently this weekend with Storm Dennis, parts of the development have come free and sections of the weatherproof membrane that's has been placed over the OSB has come loose and is flapping in the wind and parts of it have also been found in neighbouring gardens, not to mention the auditory effect of the membrane snapping in the wind keeping people awake at night.

The development needs inspection to establish if the build is safe or needs rebuilding with the changes detailed in application AWDM/0769/19 in a fresh application, along with plans that have been drawn properly & represent what has actually been built and clearly shows the development accurately and not be allowed to continue with the bodged set of plans that bear no relation to what has been built.