Gmail

Planning - <planning@adur-worthing.gov.uk>

Subject: AWDM/1233/24 Added comments

1 message

Stephen Leppard [redacted] 8 November 2024 at 16:23
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>

[redacted]

We welcome a confirmation of receipt

Dear Adur Planning,

Having reviewed the applicant's additional comments regarding the above application, we have taken more time to examine all relevant documents and wish to express our further concerns.

We strongly object to the front-facing dormer. The applicant has now confirmed that all the weatherboarding for both the front and rear dormers, as well as the hip-to-gable roof, will be finished in black, which only intensifies our objection. This color is inconsistent with the other properties on the road and does nothing to enhance the prevailing character of the area.

In the applicant’s arguments for approval of the dormer, he references the rear dormer on our property, which features weatherboarding in color. However, there is no valid comparison: 1) Our dormer is rear-facing and has no impact on the appearance of Manor Way, and 2) Its natural, soft green color does not affect views across the rear areas of Manor Way or the adjacent roads.

We have also noted a previously withdrawn application, where the planning officer stated that a front-facing dormer would not be permitted. This decision is relevant to the current application and should lead to its refusal in order to preserve the character of Manor Way.

We are now aware of the significant re-leveling of the rear garden at 4 Manor Way, and we share the concerns of other residents regarding worsened drainage in our rear garden, which already experiences drainage problems during wet winter months. These issues must not be exacerbated.

We are particularly concerned that the applicant argues that a flood risk assessment requested by the council’s drainage consultant is unnecessary. We understand that the planning regulations for this area, which is classified as high flooding risk by the Environment Agency, require such an assessment. The drainage consultant has even requested a hold on the planning decision until the assessment is completed.

Why is there resistance to conducting this assessment? We must question what infrastructure the applicant has put in place or will implement to manage surface water drainage for the property. Is it truly sustainable to suggest drainage into flower beds and lawns?

Certainly, the drainage impact of the elevated land must be addressed in the assessment, along with written proof of its sustainability from the applicant’s civil engineering consultant.

To alleviate concerns about further worsening the area’s drainage, we request that the council instruct the applicant to restore the unapproved elevated land to its original level.

[redacted]

We would also like to note that we have never had any prior consultation with the applicant about this scheme and only became aware of it when notified by the council's letter. Had there been dialogue, he would have certainly understood our objections to the front-facing dormer and the black weatherboarding finishes.

In conclusion, we respectfully request that this application be refused in its current form and that the unapproved elevation of the rear garden be restored to its original level.

Your faithfully,

Mr S & Mrs C Leppard
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