From: planning@adur-worthing.gov.uk
Sent: 12 September 2023 16:46
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1166/23

Flag Status: Flagged

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 12/09/2023 4:46 PM from Ms Rhian Standley.

Application Summary

Address:	9 Sandringham Mews Shandon Road Worthing West Sussex BN14 9DN
Proposal:	First floor rear extension on top of existing rear extension to dwelling house to enable a second bedroom.
Case Officer:	Jason Albon

Click for further information

Customer Details

Name:	Ms Rhian Standley
Address:	35 Wigmore Road, Worthing, West Sussex BN14 9HH

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Privacy Light and Noise
Comments:	1:Precedent A review of previous planning applications for Sandringham Mews confirms that there are no other properties of this type that have ever been granted extension of the first floor. Permission for the current application would therefore establish a precedent for all other properties on Sandringham Mews. The Sandringham Mews is a relatively recent development on a former nursery site, fitted in between longer established streets (Shandon, Wigmore and Leigh, see application drawing PL2303-01). This means that the rear elevation of almost any Sandringham Mews property overlooks the rear gardens of all surrounding properties. It is clear from the existing design of the Sandringam Mews development, that careful initial consideration was originally given to the rear elevation of these properties, especially at first

floor. Since all of the houses in the development feature a single, horizontal obscure glass window, to preclude loss of privacy and overlook. No property on the development to date has any other variation upon this design. (see application sheet PL2303-03a and diagram left).

2: Overlooking & Privacy
The proposed design features a large East facing window that will directly overlook the property 35 Wigmore Road. It should be noted that the ground floor level for 9 Sandringham Mews sits higher than ground (rear steps to door viewable in Fig 3 below & application plans PL2303-032a and 04 confirm that the ground level is elevated).
The proposed site location being above ground level which would exacerbate overlook into the property 35 Wigmore road. Addition of 1st floor windows will create a total loss of privacy over the entire garden space and all living areas in 35 Wigmore Road as a result of the proposed overlook.
The property 35 Wigmore road is an older design bungalow, with 7 rooms in total and all living quarters and windows at the west facing (rear) elevation, which would be affected by this proposal. Only 2 rooms are at the front. As a result of this proposal being granted as is, there will be a clear overhead view from the extended property into the ground floor bathroom, living room and dining room, and into the dormer toilet and main bedroom. This would create a significant loss of privacy, meaning that all living quarters, private spaces and garden would be overlooked from an overhead window in the property opposite at all times.
The diagram below shows the rear elevation of the property 35 Wigmore. Showing that 35% of the west facing aspect is of glass construction and therefore severely affected by overlook.

I would propose that if the extension be permitted, that obscure glass should be used, as is present in the existing property, and that the dimensions of the window are adjusted to being more in keeping with the existing 1st floor windows shown in PL2303-03a, which do accommodate for privacy.
I would also ask that broader consideration be given to other means of creating a 2nd bedroom, such as a west facing (front elevation) roof dormer, which would not impinge on any private living spaces as this proposal does.

3: Conservation/wildlife concern
The property 9 Sandringham Mews is a long standing nest for Swifts, which are on the UK red list for species of conservation concern, and the UK population of these has shrunk by 60% since the property was built. The nest is returned to annually over the last decade or more and is situated on the Southern end of the East facing eaves - directly impacted by the proposed extension - and is recorded as a swift nesting location with RSPB etc. The structure of the eaves for this property has also harboured bats in previous years due to the construction type.
I would therefore kindly request that appropriate surveys of loft and eaves are carried out to ensure any conservation species or nests are not harmed during the appropriate season (May to Sept for swifts), and that any building plans are adjusted to incorporate Swift bricks, or similar.

Many thanks for the opportunity to record comments on this proposal.

Kind regards