Gmail by Google

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

Comments for Planning Application AWDM/0377/19

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 6 April 2019 at 11:21
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 11:25 AM on 06 Apr 2019 from Mr David Landers.

Application Summary

Address: 77 Greenways Crescent Shoreham-By-Sea West Sussex BN43 6HR

Proposal: Demolition of existing conservatory and construction of single-storey rear extension, first floor side extension to south west elevation including Juliet balcony to north west elevation, with pitched roof over (to be used as annexe for relative on ground and first floor). Hip to gable roof extension with rear dormer and front roof lights.

Case Officer: Hannah Barker

Click for further information

Customer Details

Name: Mr David Landers

Email: [redacted]

Address: 75 Greenways Crescent, Shoreham-By-Sea, West Sussex BN43 6HR

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:
- Loss of General Amenity
- Other
- Privacy Light and Noise

Comments: We note that planning permission was previously granted in 2010 to extend the existing dwelling (reference ADC/0176/10), with a further permission granted in 2012 (reference AWDM/0761/12) for the side extension to be used as a 'granny annexe', including an additional window to the side elevation.

Although we do not object to the dwelling being extended, we do however, have concerns that the side extension, to be used as a 'granny annexe', will be, or could be used, as a separate self-contained dwelling.

We note on the front elevation - drawing reference RFA18/433/01 'Existing Floor Plans and Elevations' submitted with this most recent application, a window has been included to the left of the front door, this window however is a door. This has

therefore led to our concerns that the 'annexe' will be, or could be used, in the future as a separate dwelling.

If the side extension 'granny annexe' was to be used as a separate dwelling this would have a negative impact on our amenity space. We are the neighbouring property to the dwelling on the south side, separated by a shared driveway leading to our garage. Parking on the street is already over-crowded and problematic. In the event the 'annexe' were to be separated, this is likely to result in additional parking requirements, either on the street, or in the event parking was to be made available in the dwellings garden, this would lead to a significant increase in car movements up and along our shared drive.

We also share a drain with number 77, along with additional neighbouring properties, and in the event the 'annexe' was separated resulting in an increased number of occupants, this would put a strain on the drainage system.

We note that there were two conditions - Condition 5 and Condition 6 - included within permission AWDM/0761/12 preventing the 'annexe' from being separated from the dwelling; and also for no gates, fences, walls or other means of enclosure to be erected resulting in the subdivision of the garden. In the event the Council are minded to grant permission, we would hope that Conditions 5 and 6 from planning application AWDM/0761/12 will be included again here, thereby securing by way of condition that the 'annexe' can be used for the purposes of ancillary accommodation only of the dwelling as a whole, and not be separated and thereby not to be sold off, sub-let or used as a separate unit of accommodation.

As mentioned above, we are the neighbouring property to the dwelling on the south side. We note quite a few additional windows on the south/south-west elevation have been proposed which will overlook our property, including a habitable room.

We have seen the plans reference that all side windows will be obscured glass. In order that our privacy is protected we would also like to see that this provision is secured by way of condition should the Council be minded to grant planning permission. We therefore hope that Conditions 3 and 4 from the two previous applications (AWDM/0761/12 and ADC/0176/10) which provides for any additional windows on the south side to be approved by the Local Planning Authority (Condition 3), and that all side windows are to be obscured glass and non-opening (Condition 4), will be included again here.

Due to the close proximity of our property to the dwelling, to limit the disturbance caused as a result of the proposed construction works we request that the hours construction can take place are restricted by way of Condition. For example works to take place between 8am-5pm on week days, 8-1pm on

Saturdays, with no works taking place on Sundays and bank holidays.

We have no wish to prevent the proposed plans to extend the building, however, in order to protect our amenity space as a neighbouring property, we would like to see secured by way of Condition that all side windows on the south/south-west elevation are obscured glass and non-opening, with any additional windows to be approved by the Local Planning Authority, in order that our privacy is protected. We would also like to see disturbance caused as a result of the construction works limited and protected by way of condition by imposing set hours works can take place. Lastly, for the 'annexe' to be used solely as ancillary accommodation to the dwelling and for it to be prohibited for the 'annexe' to be self-contained and thereby sub-let, sold off, or used as a separate unit of accommodation.