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Comments for Planning Application AWDM/0452/19

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 13 May 2019 at 19:52
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 7:58 PM on 13 May 2019 from Mr Shane Willard.

Application Summary

Address: 78 Harbour Way Shoreham-By-Sea West Sussex BN43 5HH

Proposal: (AMENDED PLANS RECEIVED SHOWING SET IN OF EXTENSION FROM BOUNDARY BY AN ADDITIONAL 0.2 METRES. PROPOSED JULIET BALCONY TO REAR ELEVATION) Demolition of existing garage and rear extension and construction of two-storey pitched roof side extension and single-storey rear extension.

Case Officer: Hannah Barker

Click for further information

Customer Details

Name: Mr Shane Willard

Email: [redacted]

Address: 80 Harbour Way, Shoreham-By-Sea, West Sussex BN43 5HH

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Privacy Light and Noise

Comments: Dear Hannah Barker,

RE: Planning Application AWDM/0452/19

Further to our recent objection letter for the above planning application, we are writing to comment on the amended plans that have been received by the council following this.

We understand that the amended plans show the extension has been set in an additional 20cm from the boundary. Whilst we appreciate this amendment means that the extension no longer overhangs on the boundary, it does not address the other two objections raised in our original letter and highlighted below for your reference:

1. Appearance and Design

Development Management Standard No. 2: Side extensions 3.7.

Side extensions should be set back at least 1m from the side boundary. This is particularly important in the case of two story extensions since, if adjacent dwellings were both extended up to the boundary, it would create a "terracing" effect which would destroy the existing character of the area.

The amended plans still contravene Adur Districts Council's Development Management Plan. The estimated gap of 45.7cm is not a substantial enough gap between our property and number 78 to avoid the terracing effect and to clearly differentiate between our semi-detached property and the block of terraced housing that 78 is part of. Number 78 is an end of terraced house so by extending right up to our boundary as the plans show, the terracing effect will be far more significant as this will create the appearance that we and number 82 are also part of that terraced block. As previously mentioned this would be detrimental to the street scene and character of Harbour Way. The boundary line of number 80 and 78 is also tapered so the properties will look much closer from the street view as this is where the boundary is at its closest point.

2. Loss of privacy, overlooking and light

Development Management Standard No. 2: Side extensions 3.8.

The extension should usually be set back slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling.
Development Management Standard No. 2: Standards for Extensions and Alterations 3.2. The closer a rear extension is to the boundary of a neighbouring property the more likely it is to adversely affect that property, by way of overlooking or loss of daylight.

The amended plans have also not addressed our objection regarding loss of natural light at the front of our house where the extension at number 78 will sit forward of our property. We have noted that a proposed Juliet Balcony has been added to the rear elevation. This will overlook our rear garden and as a result our privacy will be greatly affected as well as those of our neighbours at 22 Winterton Way.

We would like to reiterate that we still strongly object to the proposed side extension and hope that Adur Council will investigate and consider our concerns.

Yours sincerely,
Shane & Leanne Willard

80 Harbour Way
Shoreham-by-Sea
West Sussex
BN43 5HH