PLANNING APPLICATIO AWDM/1313/21

In response to the complaint regarding the proposed works to :-

39 Kingston Lane,
Southwick, Brighton,
West Sussex
BN42 4SJ

Firstly, the rear extension is only single storey and can be supported either through the Larger Homes planning application or a full house holders application as a 4m extension is not excessive. Several planning application have been granted in the street for this. No 41 had a single-storey extension to the boundary wall - permitted in 2016 for a 4.5 metre extension this is beyond our planned extended single storey of 4 metre which is predominately replacing the current kitchen and conservatory. The proposed rear extension is similar in design to number 41 and number 43.

The works to the loft is not a full storey height. The extent of the new ridge is 1.5m higher than the existing to reduce any impact on the neighbours as well as limiting the overall massing. An earlier conversation with planners suggested that a full two story building could be supported.

LIGHT
The site is orientated East (rear garden) to a West (front) which means number 39 is cast in shadow by the complaintive dwelling. As the sun moves from East to west, I can not see how this development effects no 41 amenity or light. I would suggest a light survey be carried out if deemed necessary, but hopefully common sense will prevail. It is worth mentioning that the two open top hinged north facing windows to 41 are not the main windows to their room.

VIEWS
Views do not form part of any planning policy. The works to the roof still fall within the original building line and do not protrude past no 41 so its unclear how any loss of views or amenity can be lost.

PRIVACY
Most houses at first floor will have windows facing the rear gardens. If the scheme was a dormer built under permitted development, potential overlooking is inevitable. No 41 rear windows overlook their neighbours. The roof lights are 2.6m above the finished floor level so there can be no overlooking. It obscured glazing is required, then this can be added.

NOISE
Noise does not form part of any planning policy. Acceptable working hours on site can be set. Was noise considered when extensive development works where undertaken to both neighbouring properties?
A persons career choice is again not a planning concern and should not affect the right for a home owner to extend their property.

OTHER
The proposed does not include any development to the garage.

STREET SCENE
Currently, no 39 is dwarfed by the two howes either side. This proposal will give a better aesthetic to the street scene. The street already has an eclectic mix of dwellings and I don't support the argument that this will reduce house prices in the street.