Objection to Adur and Worthing planning application AWDM/1423/15 First floor rear extension to south elevation at 66 Gordon Road Shoreham-by-Sea BN43 6WE

ADUR & WORTHING
21 OCT 2015
PLANNING SERVICES

We are the neighbours who live in the adjoining residential property, 64 Gordon Road. Numbers 64 and 66 are Edwardian mid-terrace houses, occupying two of the narrowest plots in Gordon Road, (4.7 metres). Any development on our neighbour's plot has a considerable impact on our residential amenity. The houses were built as two-bedroom dwellings. They were designed with the typical side return area that provides light to the rear bedroom, the rear sitting room and to the kitchen/dining room. Number 66 already has a single storey, ground-floor plastic side extension which completely covers their side return area. See attached photo. This existing extension, which is not in keeping with the original style in design or materials, already affects the light to our kitchen/ dining room and, more substantially, to our rear sitting room. It is the cumulative effect of the two extensions to which we object as we will feel boxed in in all the rooms at the back of our house.

If this planning application is approved, a first-floor rear extension will result in further loss of light to three of our rooms. The rear sitting room will effectively be enclosed in an even longer tunnel than at present. The rear sitting room window is the main source of natural light for this room. The two kitchen windows will lose even more sight of the sky.

The rear first-floor bedroom will also suffer from the tunnel effect. We have attached a first-floor plan showing both houses, nos. 64 and 66, with the proposed extension hatched in red. The window is the only source of natural light for this room. Under the 45 degree rule used by many local planning authorities, or even the narrower 60 degree rule, sight lines drawn from the centre of the window are obstructed by the proposed extension. This extension would reduce the amount of light entering our window to an unreasonable degree.

The proposed extension, especially when considered in conjunction with the existing extension, by reason of its size and siting, represents an unneighbourly form of development that would adversely affect the amenities enjoyed by the occupiers of the adjoining residential property, particularly by reason of the loss of light and overbearing effect.

If this planning application is approved, number 66 will become a four-bedroom property with a bathroom and a shower room. The shower room is not shown on the plans but we understand it is being installed in the ground floor side return extension. This is overdevelopment of a modest two-bedroom terraced house and

out of keeping with houses on similar-sized plots in the street. The proposed extension, when considered in conjunction with the existing extension, by reason of its size, would have an adverse impact on the scale and character of number 66.

Although the planning application states that the proposed works have not yet been started without planning permission, modifications are being carried out to the rest of the property in anticipation of planning permission being granted. We would welcome an early site visit to our house from the planning officer and hope this can be arranged.

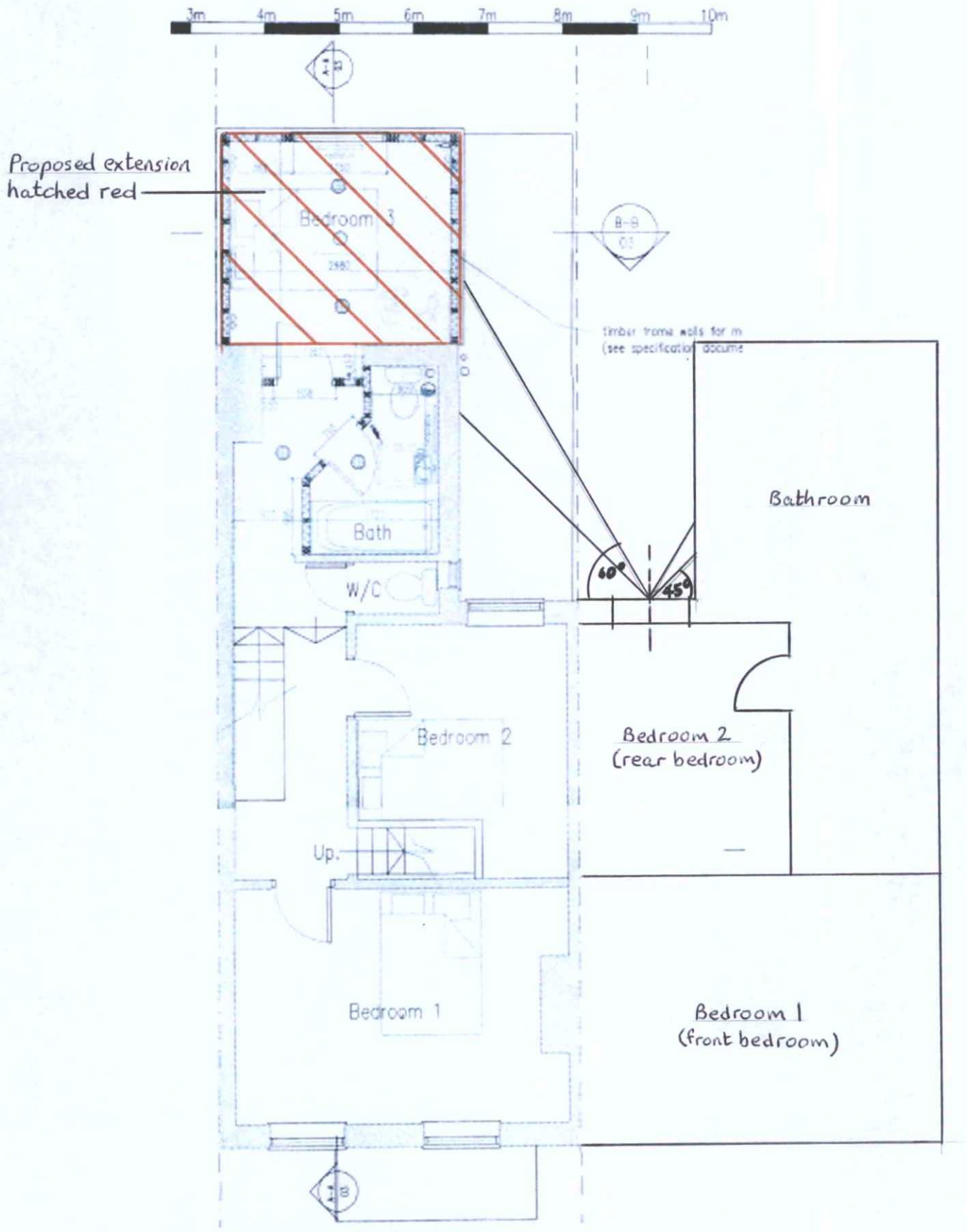
Submitted by
Ms Joyce Chester and Ms Margaret Monod
64 Gordon Road
Shoreham-by-Sea
BN43 6WE
[redacted]

View from rear sitting room window, No. 44.

Showing existing side return extension of No. 46.

AMDM/14532/12

AWDM/1423/15



First Floor Plan

AMDW 11/23/12

View from rear bedroom window, No. pt

View from kitchen window, No. 64

Proposed extension rear elevation

AMDW/1252/12