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Comments for Planning Application AWDM/1176/15

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 25 August 2015 at 13:14
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 1:13 PM on 25 Aug 2015 from Mr William Culbert.

Application Summary

Address: 86 Penhill Road Lancing West Sussex BN15 8HQ

Proposal: Extend height of whole of existing roof to provide further accommodation within roofspace increasing from two bedrooms to four bedrooms with new dormer to west elevation and rooflights to east and west elevations.

Case Officer: Hannah Barker

Click for further information

Customer Details

Name: Mr William Culbert

Email: [redacted]

Address: 88 Penhill Road Lancing

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Highway Access and Parking
- Overdevelopment
- Privacy Light and Noise

Comments: In 2007 Mr. Harrocks was given permission, (ADC/0045/07) to re-site his existing garage and bring it forward, adjacent to mine at No. 88 Penhill Road. The Planning Application stated that the height of the garage would match the adjacent garage (mine) which has a flat roof. When permission was given and work commenced (during which the separating wall between the two drives was badly damaged by a digger resulting in considerable expense to myself in replacing it) it soon became obvious that Mr. Harrocks was not interested in sticking to the plans and instead put in a pitched roof, the tiling of which necessitated him clambering on to my garage roof, without asking permission to do so. The reason for this extra space became obvious, being used as storage for carpets delivered to his house on a daily basis for use in his primary business as a flooring contractor. I notified Adur and

Worthing Planning department that the garage had not been constructed as per the application but nothing was changed. Two years ago Mr. Harrocks started constructing an edifice in his back garden immediately against my fence which I could see no reference to in Planning Applications online. Being concerned, I informed the Planning Department who visited the site, informing me afterwards that it was intended to be a summerhouse, which, so long as it did not go above 2.5 metres and had no sleeping arrangements, came within Permitted Development. It was indeed constructed to the required height, but is being used for habitation as can be seen on the Airbnb website (https://www.airbnb.co.uk/rooms/5466642?s=i7Tu) advertised as a Pod By the Sea for £45 per night despite there being no bathroom facilities. The advert states that there are three beds in the 'Pod'. In other words there is a Bed and Breakfast business running from No.86. Which brings me to this latest application which I have worries about! Making this house into a six bedroomed house from a four bedroomed house, beyond the apparent family requirements and over-adding value to a house in Penhill Road, can only mean that Mr. Harrocks is intending to extend the B&B side of his businesses. The house was already extended in 2001 to 4 bedrooms. I believe that such a venture is not ideal for a house in this location due to there being no facility on site for the extra car parking that would be required and the bend at this point in the road already makes local on-street parking difficult. We are already inconvenienced several times a day by delivery lorries for No.86 parking across our drive (photos are available!) making ingress and egress impossible for us and would prefer not to be faced with further difficulties brought on by non-residents. With regards to the actual proposed construction I have two worries:- 1. I don't believe, going on past experience, that the end result will be what is contained in the application. 2. The rooflights on the east elevation would enable anyone to look straight into our bathroom window which is at that height on our west facing elevation and consequently causing a loss of our privacy.