ADUR & WORTHING
- 9 OCT 2018
PLANNING SERVICES

Jean-Pierre Pirault
30 Lesser Foxholes,
Shoreham-by-Sea, BN43 5NT Sussex
7th October 2018

Planning Services Manager
Adur & Worthing Councils, Development Management
Economy Directorate, Portland House,
44 Richmond Road, Worthing, BN11 1HS,

Ref: AWDM/1311/17; 36 Lesser Foxholes, BN43 5NT

Thank you for the advisory note regarding Planning Resolution's 7th September application for Minor Material Amendments to their original AWDM/1948/16 submission. I regret having to waste more of your and my time addressing site development aspects of 36 Lesser Foxholes. However, I think it necessary to raise detail points related to a) maintenance of development plan integrity and b) building control, as these are important aspects for Adur and Worthing's Development management role, bearing in mind the high level of local building development.

To summarise, we object to the Application as it is based on inaccurate and misleading information, and does to offer any redress for the excessively close location of the bungalow to the boundary. More detailed explanations and remedial proposals are given below.

This application trivialises the impact of the incorrect siting of the detached bungalow relative to the neighbouring property at number 30 Lesser Foxholes. Please note;

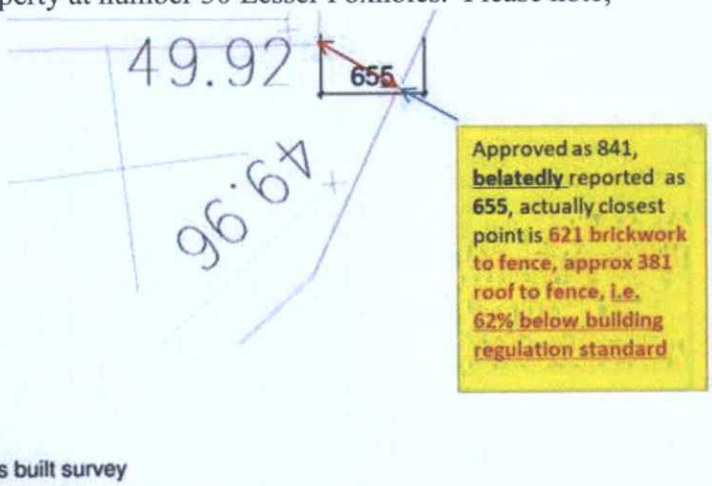


Figure 1: Applicant reported dimensions and actually measured building to fence dimensions

1) The Applicant did not volunteer the incorrect siting; the neighbours reported it.
2) The Applicant's response is 3 months after the neighbour's report to A&W Development Management; this is presumably a "Force Majeure" ploy to disincline any rework and fault correction.
3) Adur and Worthing Building regulations staff made no checks regarding the building proximity to the boundary. This is surprising, especially as the building was already passed with a "reduced" 841mm proximity to the boundary, i.e. below the normal 1000mm Building regulation.
4) Having failed to report the error, the Applicant's stated survey value (in their application of 7th September) of 655mm from wall to boundary is 35mm larger than the measured value to the fence erected by the Applicant, i.e. the proximity from wall to fence is 620mm at the closest

corner point, not 655mm. The Applicant's covering letter attempts to hide this anomaly with a description of a "slight shift towards the east", actually 35mm.

5) The bungalow is therefore 221mm (8.7 inches) closer than originally approved dimension, a very useful development gain in terms of providing more space between the bungalow and its neighbouring house on the site....***shame about the "minor/immaterial" effects on the other neighbours, but so what, we can probably get away with it!***

6) The corresponding distance from the bungalow's roof to the boundary will probably be 380mm...a 62% reduction from the building regulation's 1000mm.

7) The Applicant has not explained the incorrect the bungalow siting. There was much surveying effort and marking out of the footings, suggesting that the incorrect placement was intentional.

8) The Applicant fails to suggest any rectification or amelioration measures.

9) ***During the initial application stages, neighbours had been assured that A&W Development Management would control the building regulations and ensure site operational conformance. Numerous site incidents, including the above saga, have shown this to be a misleading assurance and highlight the lack of control in the local building process.***

This situation, on a relatively simple building project, suggests blatant ruling bending compounded by sleight of hand and deceit. What might happen with such lack of control on larger scale projects, such as the building of 600 houses on the New Monks Farm floodplain.

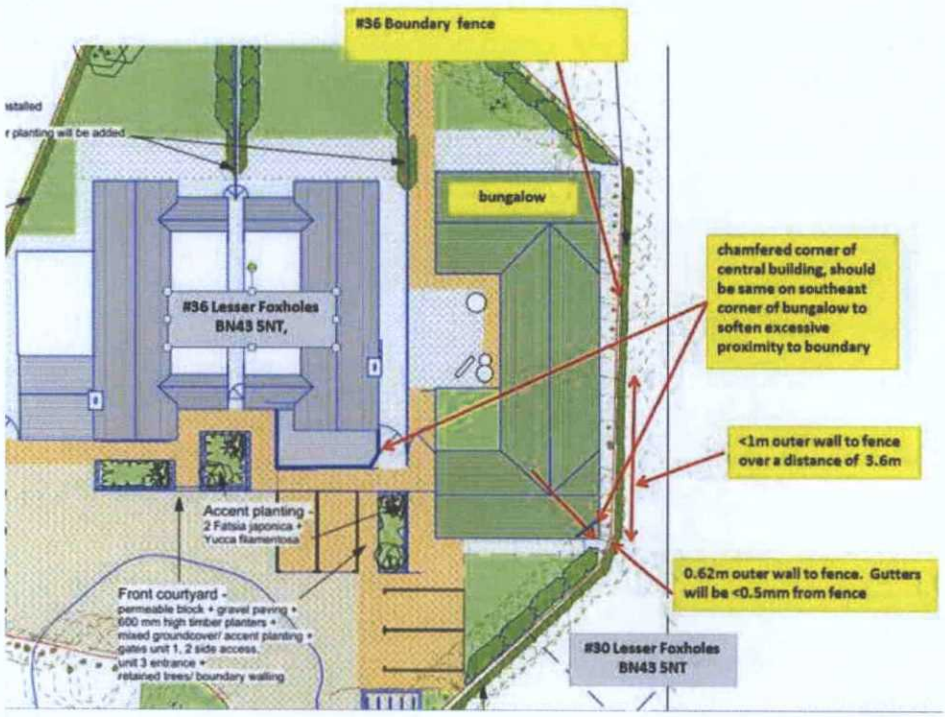


Figure 2: suggested modification to northeast corner of bungalow to reduce intrusive proximity of building arising from non-conformance to plan and building errors

It is suggested that the Applicant adjusts the northeast corner of the bungalow with a 1 metre chamfer or angled face (Figure 2), as has been used on the adjacent building (Figure 3), in order to soften the proximity of these gross building transgressions. The chamfer would be in an unloaded portion of the wall and can be readily modified in the existing brickwork, as was the case with the chamfer on the adjacent building in Figure 3. Although the Applicant may be dis-inclined to do any rework, the Applicant should be tasked to increase the local proximity in consideration of firstly ignoring building

regulations, secondly of not reporting the non-compliance with the approved plans, and thirdly of providing misleading and information on the bungalow's position in their latest application.

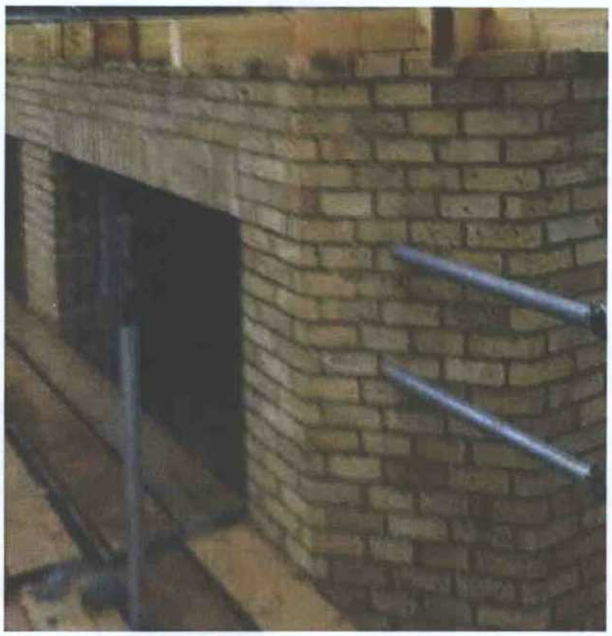


Figure 3; telephoto view of chamfered/angled corner face of northeast corner of central building, adjacent to bungalow; intended to soften proximity and virtually increase spatial separation of closely located buildings

This is an overdue opportunity for the Planners to demonstrate their ability to regulate building work to plans and to help improve longstanding ratepayers' confidence in local development procedures. It is a chance to send a clear signal to developers to desist from taking excessive advantage of flexible planning regulations. Accepting A&W's resource limitations, may we suggest that A&W ask developers to "self certify" key aspects of the site, e.g. footings, heights, external finishes, drains etc.

In this context, could you please ask the Applicant to confirm the intended window glazing type on overlooking walls.

On a positive note, aside from their high density and close proximity, these new properties are attractive and high quality and will enhance Lesser Foxholes estate.

Sincerely,

[redacted]

Jean-Pierre & Joan Pirault