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ADUR & WORTHING
20 OCT 2015
PLANNING SERVICES

Your Reference: AWDM/1440/15
18th October 2015

Dear Elaine Rousseau

R.E – Householder Application for Permitted Development (AWDM/1440/15) of the Proposed Rear Extension Development at 13 Hammy Lane.

Thank you your letter dated 6th October 2015 regarding the above works. Please find my response highlighting my concerns and queries which I have listed below regarding these works which I would appreciate your response too.

For the avoidance of doubt can you confirm if the proposals are to include an extension into the roof void of the property? There is a sectional drawing included within the submitted drawing PB0401 rev A, particulars which shows a dorma and staircase but this is not reflected on the proposed plans or elevation drawings. Can I ask for clarification on this please?

Subject to the confirmation of the above, in the event of an extension into the roof void, along with the close proximity of the new rear extension footings to the existing footing is the owner proposing to issue a Party Wall Notice in the first instance prior to works being carried out?

There are not any details on the drawings relating to how the surface water is to be disposed of, will this be via a guttering and downpipe system into a soakaway and are there any proposals to have guttering over the boundary with 11 Hammy Lane? My concerns here would be access for clearing the guttering of leaves and dirt build up along with the potential to overflow onto the boundary with 11 Hammy Lane in the event of damages or blockages to the surface water discharge system?

I assume as the proposals are to be carried out under permitted development and that there will be no proposal for any form of balcony or high level veranda to be install on the proposed flat roof after construction or anytime in the future? Could this be a condition that such a feature is not acceptable?

It is annotated on the proposed plans PB0401 rev A, that the proposed external masonry is to be similar in appearance to match the existing house. Can there be confirmation that this includes the south facing elevation on the extension (elevation facing 11 Hammy Lane) has facing brickwork to be similar in appearance to that found on the existing brick walls to both 11 and 13 Hammy Lane?

Is there any proposals to have any external lighting within the proposals? This would only be of concern to myself and the residents of 11 Hammy Lane if the lighting was to excessively impact and spill into the rear garden and house of 11 Hammy Lane during nightfall.

I am mindful that some of the queries I have identified above fall outside of your assessment for the larger home extension application but they are nevertheless important consideration that may adversely affect the enjoyment of the residence of 11 Hammy Lane.

Many thanks in advance for your assistance in this matter and look forward to receiving your response.

Yours sincerely

[redacted]

Debbie Blackman