fao: Peter Barnett 8 December 2020

Your ref: **AWDM/1840/20**

Objection to Planning proposal:
Two-storey and single-storey extension to rear and loft conversion including rear dormer and front roof lights

56 Brighton Road Lancing West Sussex BN15 8ET

We are the owners and occupiers of 54 Brighton Road, a semi-detached property which forms the other 'half' of the building which also houses Number 56.

In a phone call last Friday, 4 December, with Peter Barnett of the Planning Department, we raised some concerns about the proposed development at No. 56 which he suggested we email to the department.

Given that the two houses share a party wall, our main concern is the structural integrity of the building. The plan indicates that much of the existing south-facing external wall of Number 56 at both ground floor and first floor levels would be removed. A transverse beam would span the full width of No. 56 and impact the party wall.

With the further removal of some load-bearing internal walls also at both ground and first floor levels and a planned loft extension, what guarantee is there that the additional weight would be effectively supported?

During our conversation, Peter Barnett explained that structural concerns were a matter for Building Regulations rather than Planning. However, as he also said that there was no forum for us to air such concerns with Building Regulations, we thought it necessary to register them here.

Question 8: Highway safety, traffic and parking:
The parking area in front of the house is small. With limited room for manoeuvre, the first contractor on site at No. 56 accidentally knocked down the front garden wall between the two houses with his van.

When a skip is parked on the frontage at No. 56, parking any other vehicle alongside could block the pavement and cause problems for pedestrians. There have already been complaints (not from us) about the pavement being blocked by vehicles parked there, and, after an elderly pedestrian fell over trying to get past, a traffic warden attended.

The A259 that runs in front of the houses is a major route; parking on the road itself could cause traffic chaos and would certainly affect visibility for nearby residents entering and leaving their properties in cars. Peter Barnett told us that Planning could require the developer to specify where vehicles might be parked.

Noise:
At the end of its letter, the planning department gives "Noise, disturbance, traffic and smells" as examples of relevant planning considerations".

We are also concerned about noise penetration during the rebuild. The property dates from 1913 and there is currently no sound insulation; even conversation and footsteps penetrate through the party wall from the empty house at No. 56. Our bedrooms at No. 54 are adjacent to the party wall.

Peter Barnett assured us that constructors could be limited to certain working hours, specifically 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays, with no work allowed on site on Sundays or public holidays.

We would like to thank Mr Barnett for his patience in answering our questions and for this opportunity to raise our concerns. We look forward to hearing from you.

Yours faithfully

Karen and Claudio Tessaro

email: [redacted]

phone: [redacted]