Anthony G Brooks & Julie M Brooks
22 Glynde Avenue, Goring by Sea
Worthing, West Sussex, BN12 5BH

[redacted]

Adur & Worthing councils
- 3 MAY 2024
Business Support

Adur & Worthing Councils
Development Management
Economy Directorate
Portland House
44 Richmond Road
Worthing
West Sussex, BN11 1HS

1st May, 2024

Dear Sirs

Planning application ref. AWDM/0510/24 – 24, Glynde Avenue, Goring by Sea, Worthing, BN12 5BH

We are the owners of 22, Glynde Avenue, BN12 5BH, the bungalow on the south side of and immediately adjacent to 24 Glynde Avenue. The owners of 24 Glynde Avenue have submitted the above referenced planning application.

We have the following objections to the application.

Design, appearance, materials & character
The proposed development is of a design that is out of keeping with the other properties in Glynde Avenue and of an entirely different appearance to them. All other properties are bungalows and the imposing extent of the dormers proposed on either side of the roof to extend the whole length of the roof will produce a development out of character with the rest of the bungalows in the avenue.

The proposed construction materials are also out of character with the traditional brick walls and roof tiles of the bungalows in Glynde Avenue.

Overlooking, loss of privacy and light
The adjacent walls of our bungalow and 24 Glynde Avenue are approx. 2.9 metres apart (see Photograph 1). The roof of 24 Glynde Avenue extends 4.7m (see Photograph 2) in front of and beyond our front bedroom where we sleep which will mean the proposed construction of a full length roof dormer will cause loss of light to our front bedroom (see Photograph 3 taken from inside our bedroom looking out).

Photograph 4 shows how far the roof line of 24 Glynde Avenue extends beyond and in front of our living room bay window – 2.1m and Photograph 5 is taken from inside the bay window of our living room looking towards the roof of 24 Glynde Avenue, illustrating the loss of light that will be caused by a dormer construction along the full length of the roof.

Our bathroom windows face north to 24 Glynde Avenue and when our windows are open any open dormer windows on the south side will have sight right into our bathroom. A full length roof dormer as proposed will further reduce light to our north facing bathroom.

The proposed windows in the east facing gable end will overlook our garden as illustrated in Photograph 6.

Planning considerations regarding the Utility room

The utility room on the south side of 24 Glynde Avenue, shown in the drawings "GROUND FLOOR PLAN – EXISTING" accompanying the planning application has been drawn with shaded walls of a thickness that would indicate a substantial construction. It is in fact a lean-to of timber construction with a flat, slightly pitched bitumen roof covering, built off the kitchen door on the south wall of 24 Glynde Avenue. It has external timber doors at either end so as to provide access from the front of the property to the rear, but these doors are not shown on the "GROUND FLOOR – EXISTING PLAN", giving the impression it is a substantial existing extension (see Photograph 7 and 7A, west facing door and Photograph 8, east facing door).

The construction of this nature of utility area to the side of properties in the Goring Hall area, providing access from the front to the rear garden, is commonly seen, but they are usually constructed with UPVC material for the doors & walls, often accompanied by glazing. These may not comply with planning regulations and as illustrated in Photograph 1, the existing lean -to construction encroaches over onto our side of the border with 24 Glynde Avenue.

Furthermore, if any internal reinforcement of the timber walls of this construction by using brick or blockwork has already taken place we believe this would contravene planning regulations. As indicated, the "GROUND FLOOR – EXISTING PLAN" of the drawings does not show the timber access doors at either end of the utility and portrays the construction as being substantial when it is not so. We would hope there is no intention to make this construction more substantial in the absence of a specific planning application to do so.

Hesketh Estates

Properties in the Goring Hall area, including Glynde Avenue are subject to restrictive covenenants placed on the land sold by Hesketh Estates to the builder developers responsible for the construction of the properties. Development of this nature without permission from Hesketh Estates is in contravention of those covenants.

We respectfully request that you give consideration to our comments as detailed above.

Thank you.

Yours faithfully

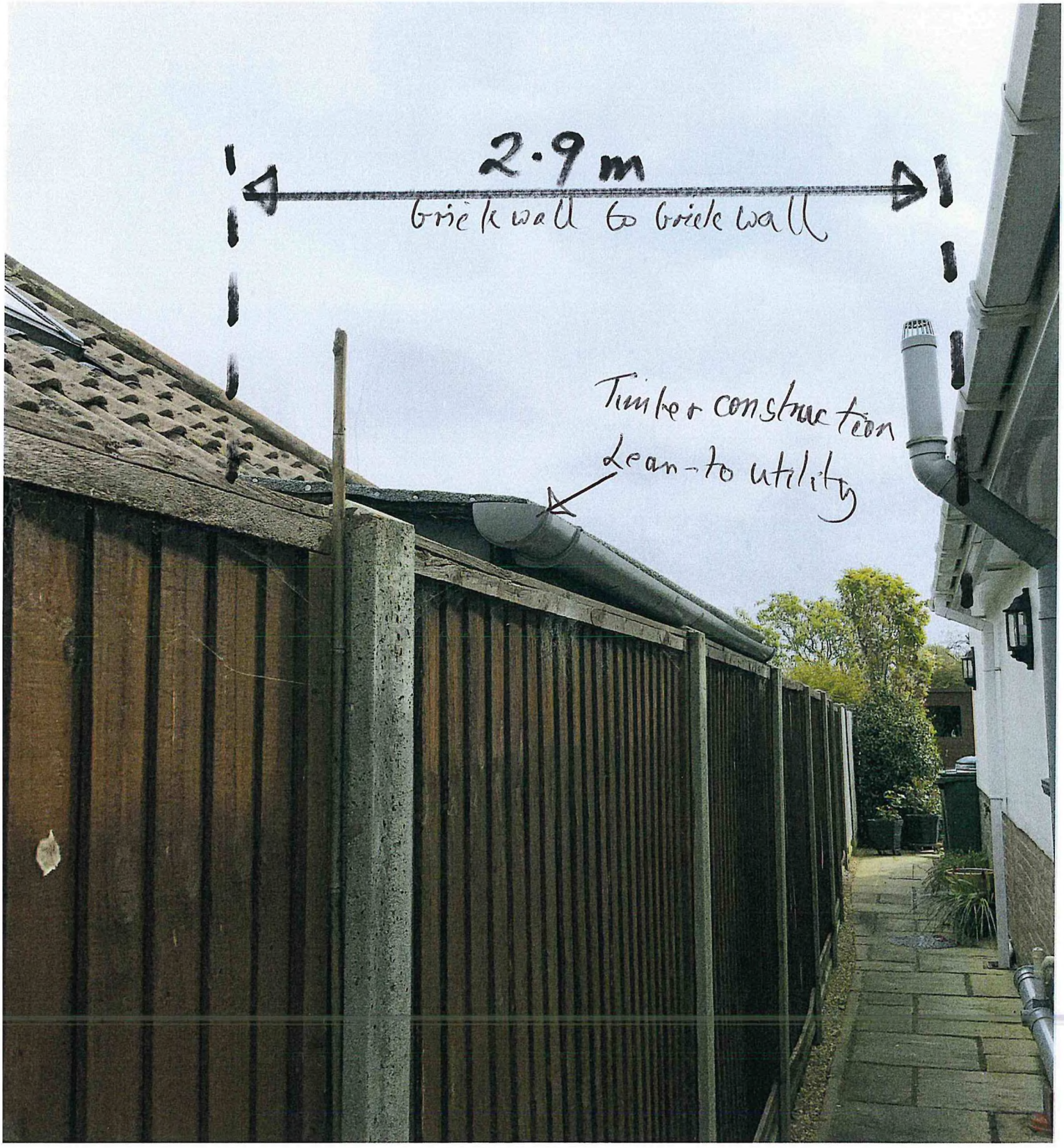
[redacted]

A G Brooks & J M Brooks

Attachments: 9 photographs numbered 1, 2, 3, 4, 5, 6, 7, 7A and 8

Photograph 1

- Illustrates proximity of the two bungalows



Photograph 2

Illustrates how far forward from our property the roof line of 24 Glynde Avenue extends



Photograph 3

Illustrates loss of light to our front bedroom if a dormer is constructed along full length of roof



Photograph 4

Illustrates how far forward roof line of 24 Glynde Dr extends beyond our living room bay window



Photograph 5.

Taken from inside the bay window of our living room looking towards roofs of 24 Glynde Avenue



Photograph 6 - taken from our garden
Shows east face of roof of 24 Glynde Avenue and illustrates how windows in roof will overlook our garden

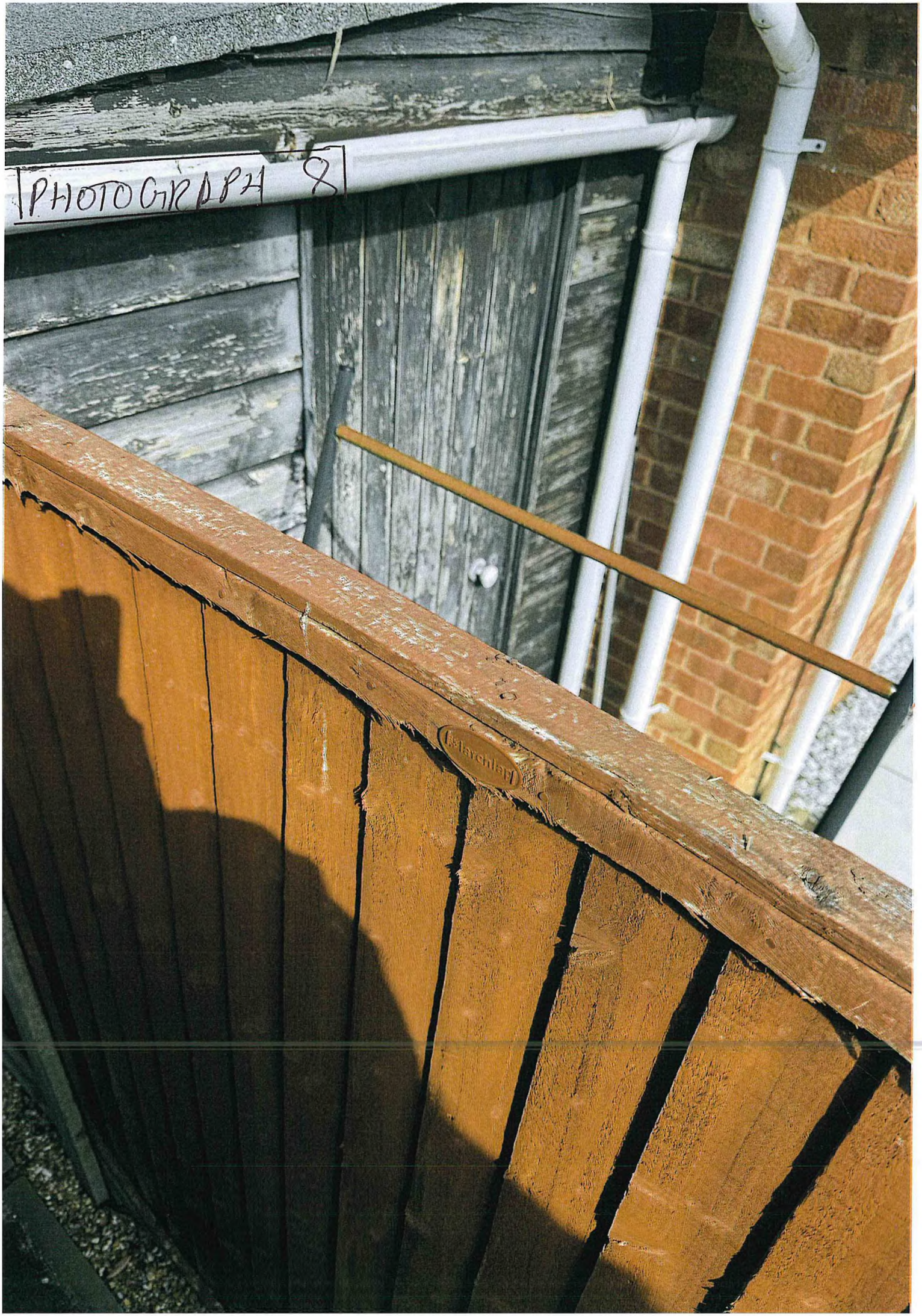


Photograph 7.

West facing timber door of utility at 24 Glynde Av




Photograph
7A


PHOTOGRAPH 8