Raymond A Robinson

158 Western Road, Sompting, Lancing, West Sussex BN15 9TY
Tele: [redacted] *email:* [redacted]

Adur & Worthing Council
Planning Services, Portland House
44 Richmond Road
Worthing, West Sussex
BN11 1HS

Date: 5th March 2015

Enc. Attachment

Your ref: AWDM/0196/15

ADUR & WORTHING
- 9 MAR 2015
PLANNING SERVICES

Dear Sir

Attention: Rebecca Tier

Re: Application for a lawful Development Certificate for an existing roof to conservatory as built (not in accordance with planning permission S/77/03/TP)

160 Western Road Sompting, Lancing West Sussex

We attach our concerns and objections in the above mentioned matter and would like you to consider the attached pages in decision process.

We believe it may help if you could visit us in due course and I look forward to hearing from you in that regard.

Yours sincerely

R A Robinson [redacted]

Susan M Dyer [redacted]

Concerns & Objections

Re: Application for a lawful Development Certificate for an existing roof to conservatory as built (not in accordance with planning permission S/77/03/TP)

160 Western Road Sompting, Lancing West Sussex

Description of Existing Use, Building Works or Activity

Application narrative:

"Conservatory attached to dwelling house. The conservatory roof has been replaced with a different design"

Comment:

The existing conservatory was taken down to its foundations, prominently advertised for sale in the front garden of 160 Western Road for a while and ultimately sold on the internet via 'Facebook'. The new conservatory/orangery* is therefore a new build from its brick base foundation to its roof. *The owner/occupier describes this new build as an 'orangery'.

Plan AWDM/0196/15
All elevations on this plan depict the roof as ***not*** going into the eaves of the existing structure. However, in reality the conservatory roof ***does*** go into the eaves. The effect of that is to create a mismatch of the main building rear guttering i.e. guttering on the conservatory roof is considerably higher than the main building guttering. The plan does not therefore match the actual building.

The main gutter has therefore been cut (without consultation or permission) with new lead flashing work positioned under the tiles above the conservatory roof line causing rainwater runoff and roof detritus that would normally be shared equally, to run into our side of the main rainwater gutter. If the roof had been constructed as shown in the plan this would not occur. The overall height of the new building is therefore materially higher than the original authority contained in S/77/03/TP and should be considered a new building and not just a new roof on an old structure.

Height of vertical panes
The height of the vertical panes on the south elevation cause privacy concerns, particularly as it is possible (is so desired, or by accident e.g. cleaning of internal/external panes) to see into our bedroom if we have the shutters in the open position. This is not acceptable.

Light pollution
The conservatory roof has several built in mains current flush mounted high intensity lights. When these are switched on and turned up they cause light pollution in our bedroom and on our property in general. We cannot therefore, have our shutters open at the same time these lights are on if we are in the room in question.

Attachment - Page Two

Potential fire hazard
The roof line of the conservatory has been built so that it almost impinges on the boundary line separating the two bungalows. With mains powered lighting in a hollow sealed wooden construction there is a real risk of fire through short circuiting etc...

Due to the proximity of this potential hazard to our home, can the builders or owner/occupier prove that certified fire resistant or fire retardant materials have been used in the construction of the roof?

Compliance & aesthetics
We understand the planning relaxation rules concerning single story developments between May 2013 and May 2016 sets out specific points of guidance, one of which is that, quote: *Materials to be similar in appearance to the existing house.* End quote. That is clearly not so in this case.

The structure tends to dominate our view from anywhere in our garden and cannot be ignored. The contrasting white of the double glazed panels with the black felt roof is dramatically not in sympathy with the existing building and appears incongruous with its top heavy stepped roof continually in view.

R A Robinson [redacted]

(Owner/occupier 158 Western Road)

Mrs S M Dyer [redacted]

(Partner)