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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/M3835/W/25/3367869

DETAILS OF THE CASE

Appeal Reference	APP/M3835/W/25/3367869
Appeal By	HARLINGTON HOMES LIMITED
Site Address	The Drive, Mill Lane Salvington Worthing West Sussex BN13 3DF

SENDER DETAILS

Name	MRS JEAN ARNAUD
Address	12A Woodland Avenue Worthing Worthing West Sussex BN13 3AF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☑ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☑ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Further to my previous comments, I wish to confirm that the south-facing rooflight windows and the first-floor south-facing windows are still clear glass. It is interesting that the Agent's recommended alterations under Condition 4 suggest the following :-

3) The following windows shall be obscure glazed and non-opening :-
a) Plot 3A south-facing landing/stair window, south-facing first floor bedroom window (bedroom 4/study), west facing rooflight window
b) Plot 3B south-facing rooflight windows, west-facing rooflight window

The Condition for Plot 3A has not been adhered to and, if it is considered appropriate to ensure that south-facing rooflight windows are obscure glazed and non-opening in Plot 3B, why not in Plot 3A ?

Plot 3B is adjacent to, on the same level as, and is the same design as Plot 3A. Plot 3A is a house with an exceptionally high roof and is considerably elevated "uphill" from 12A Woodland Avenue. The side elevation (south) of Plot 3A overlooks the kitchen, bedroom and rear garden of my bungalow - I am seriously overlooked ! Previous planning consent was refused by the Inspectorate on this site for 3-storey dwellings due to overlooking issues and it is apparent that the roof space (3rd storey) of Plot 3A (approved 2-storey house) is being lived in.
The rooflight windows are clearly visible from public land in Woodland Avenue particularly when lit up at night-time.

The approved plans for the development of this site back in 2013 had Conditions concerning south-facing windows, as have all the many planning changes to the design of the site over the intervening years, which the builder has chosen to ignore.