Planning Application

28 Valley Road, Sompting

Ref: AWDM/0372/21

Mr & Mrs M. Rumble,

3 Herbert Road,

Sompting.

BN15 0JT

Dear Mr Peck,

COMMENT ON PLANNING APPLICATION

Noise, disturbance, traffic and smells

For the past 15 months (approx) we have experienced disturbance from building works from No's 59, 61, 63 and 65 Valley Road (shown on the attached plan). This has included endless noise, working often in the evenings and all day on Saturdays and Sundays (varying between the premises which may have some joint working arrangements ?). Only 59 has planning permission (AWDM/1115/20 Granted 20/7/20) *See photographs at Appendix 1.*

There is a small business operating from the garage of No (**X**) Herbert Road which starts in the early hours of the morning with sawing and drilling noises heard at intermittent times during the day and evening.

The owner of (**X**) Herbert Road installed a dormer to the roof of the premises about 2 years ago which took several months to complete and the works were audible from every room in our house and took place at weekends as well as on workdays.

A car repair business operates from time to time from the garage of No (**X**) Herbert Road and is audible from our house, especially when revving noises are heard from vehicles and banging and mechanised cutting noises are heard from their garage. The household also maintain a kennel of five or six assorted dogs which are loaded barking and yelping into a van for their daily walk at about 0730 most mornings and which can also be heard in the front rooms of the house. These matters have been reported to Environmental Health on a number of occasions, but because they are intermittent, no enforcement action has been taken.

Whilst these circumstances cannot be attributed to the applicants; who have only owned the property for a few months; this development and its associated construction noise, vehicle movements, drilling, sawing, tile cutting, erection of scaffolding, cement mixers, dust and worker's chatter etc; will have a cumulative effect upon our right (under the Human Rights Act) to quiet enjoyment of our possessions (including our house and garden), and especially, after months of 'lockdown' upon our mental health. My wife is retired and is at home most of the time. She has a severe and very painful neurological condition which is exacerbated by noise. I am semi-retired but work from home in line with (covid) government guidelines. With a distance of only 8 metres from our bedroom, study and kitchen, noise from the works will be heard in every room in our house. *(See photo's at Appendix 1 & plan at Appendix 2)* It will be impossible to use and enjoy our garden during the times construction is in progress.

If planning permission is granted it would appear the applicants will have a period of 5 years to carry out the work, and we will have no idea whether this will be a 'one hit' project or be staggered over many months or years with the associated uncertainty and worry that will bring.

Valley Road, Herbert Road and the entire Hillbarn Estate has changed, in the 23 years we have lived here, from a quiet 1930's residential estate into something between a commercial industrial estate and a building site and this proposal will further accelerate that process.

Highway Safety, traffic and parking

The roads on the Hillbarn Estate are very narrow and were designed for small 1930's cars but have had to endure a massive increase in the size and nature of vehicles. Large delivery lorries regularly park on the pavement and the Number 7 Bus has to negotiate an obstacle course down Valley Road and up Herbert Road. Works traffic coming to this location will add to this traffic and lead to an increase in pollution levels, noise and disturbance.

Overlooking, loss of privacy and light

Whilst we are already overlooked from the east facing elevation of 28 Valley Road; including their front door; the proposed dormer elevation will, at times, block some sunlight from our garden and cast a shadow over part of it. It will be possible to look from the dormer window into our back garden. It will also obstruct our sightlines to the foot of the downs, which although not a planning consideration, will effect our right to quiet enjoyment of our property.

Whilst we have no knowledge of the two applicants, who have only recently moved to the property, we do feel that we have to object to the proposal on the grounds given above.

If the proposal is approved we would request some strict guidelines; restricting work to weekdays and commencing no earlier than 0830 hours and terminating at 1700 hours; no work at weekends or bank holidays, in the hope that we can get a few hours of peace and quiet in our own home and garden.

Yours Sincerely

Mike & Jeannie Rumble

M & J Rumble

(**X**) = Number redacted

Appendix 1



59 Valley Road 0820 Good Friday 02/04/21



59 and 61 Valley Road – March 2021



63 & 65 Valley Road – March 2021



Party fence between 28 Valley Road and 3 Herbert Road



Proposed Dormer location seen from garden of 3HR