AWDM/1542/23 | Demolition of Garage and Rear Lean-to. Construction of Single Storey Side Extension. Loft conversion, with Hip-to-Gable roof Extension, Rear dormer, Front dormer and Front roof light. | 4 Manor Way Lancing West Sussex BN15 0QU

Could you kindly confirm receipt of these comments

Dear Mr Albon,

Further to our telephone conversation we confirm the comments made to do with the above application and the objections we have.

As a neighbouring property opposite 4 Manor Way, we have no objection to the applicant's proposal to convert the roof space for further bedrooms and a bathroom. Under Permitted Development Rights, this would be understandably acceptable within certain limitations. Also we have no objection to the proposed hip-to-gable reprofile, side extension and the garage/lean-to demolition

However, we do have strong objections that this proposal includes a 'box style' dormer on the front roof/principal elevation of the property. We particularly object to the colour of black for the material finish. Combined with the full width rear dormer finished in the same colour and materials, this will appear totally out of character with the rest of the roofs on Manor Way. These dwellings in Manor Way are predominantly 1950s bungalows.

Other such conversions in Manor Way have sensitively avoided front facing dormers and installed discreet Velox type roof lights to preserve the look of the road and the roof lines with their dormers to the rear or as in our property's case also to the side elevation. (Nos 1, 3, 5 and 10 also with approval for a rear dormer)

The chosen colour of the front and back dormers will create a visually unacceptable black box appearance on the proposed red tiled roof which will badly affect the look and the street scene of Manor Way.

If the roof conversion element of this application is to be considered under Permitted Development Rights then a front elevation dormer is not permitted, only roof lights in an unchanged profile of the front roof. In our opinion, with the proposed front and back dormer and the hip-to-gable changes this far exceeds the 50 cubic metres increase which PDR allows. PDR also requires any such works to take into account the existing property finishes and those of the properties around. Once again, dormers in a black material finish fail to achieve that.

We understand that this application may come under delegation to officers to decide, although there may be further discussion on aspects of the application with the applicant. Presumably the outcome of any further discussions will be posted on the planning portal for local residents to make further comment on, if required.

As mentioned, this area is prone to drainage issues because it sits within an Environment Agency rating of 3 for surface water flooding and an up to 75% risk of flooding from rising groundwater. With the last two months heavy rain fall, once again this winter, this part of North Lancing is experiencing these rising groundwater issues. – inundated sewers and flooded garden areas.

Relevant to drainage, we would like to draw your attention to a particular culvert for road drainage which passes under the property at 4 Manor Way. Attached is a WSCC engineer's plan showing this drainage culvert which provides vital road drainage for the top section of Grinstead Lane and also the road in Manor Way. This culvert outfalls into a ditch (called the Doctor's Ditch), behind 3 Manor Way. From there, flows run eastwards in a ditch run to feed into the New Monks Farm Northern Channel and are expelled ultimately at the new pumping station into the River Adur.

In winter 2013/14 Grinstead Lane experienced severe road flooding because this culvert totally needed re-establishing and manholes repaired in the property behind 4 Manor Way.

We particularly draw your attention to this because with the proposed groundworks and demolition for this application, the applicant should be aware of this drainage infrastructure to prevent any accidental damage to this important land drain.
We trust the above comments of objection and information are of assistance to the Authority to consider this application which we believe with its proposal for 5 bedrooms is somewhat an overdevelopment for that property.
Your sincerely

[redacted]

One attachment • Scanned by Gmail