12 Edburton Gardens
Shoreham-By-Sea
West Sussex
BN43 5GR

Hannah Barker, Case Officer
Development Management
Adur & Worthing Councils
Portland House, 44 Richmond Road
Worthing, West Sussex, BN11 1HS

ADUR & WORTHING
30 SEP 2019
PLANNING SERVICES

27 September 2019

Dear Ms Barker,

Proposal: Single Storey Side Extension to rear of Garage (Garage to be converted to Study)
13 Edburton Gardens, Shoreham-by-Sea, West Sussex BN43 5GR
Reference AWDM/1380/19

Please read this letter in conjunction with my letter dated 18th September 2019. Your letter dated 2nd September 2019 was not delivered and there was delay in my being notified of Application 1380.

Having had opportunity to understand more deeply what is involved in the proposed development, the following further comments are added for your consideration.

Please consider this letter as a supplement to the previous letter.

Further details of grounds for objection

1. Side-Extension plans insufficiently detailed
   a. Details of roof height and drainage across the side extension, in relation with the garage roof, are not supplied. The present plans show the roof to the side extension to be higher than that of the garage, resulting in
      i. water falling onto the garage flat roof will all flow to the rear and over a significantly reduced edge, some 20% of the original width, and there is risk of significant water pooling along the remaining 80%, and / or overflow when this catchment of water tries to enter such a short strip of gutter.
      ii. differing heights implying differing internal standards of thermal insulation or roof height.
      iii. If the garage roof is to be raised and made level with the side extension roof for energy efficiency reasons, this would need to be detailed in revised plans, and it will affect the street scene
   b. Explicit assurance that the specific dimensioning of the space between the west wall of the side extension and the house at no. 12, shown as 0.5m, is to be adhered to, as making this gap narrower would
      i. impede access to the guttering of the garage roof, and down-pipe in the corner.
      ii. Impede maintenance access for the wooden battening beneath the wall-tiles of no. 12, which is susceptible to damp in this region
      iii. Increased risk of damage to the downpipe of no. 12, when passing this to access the enclosed space wherein is the aforementioned garage downpipe and wooden battening

iv. Increased risk of dampness from blocked gutter and accumulated leaves and detritus.

c. Connecting run-off and waste water from side extension into the rear sewer is not made clear, and given that the manhole cover will be sealed off under AWDM/1387/19, service access is to be considered in these plans.

2. Garage Conversion plans insufficiently detailed
   a. Due to energy efficiency requirements within Building regulations it is likely that to sustain an acceptable internal height the garage roof will need to be raised. The present internal height is 2.1m and the floor would need to be raised to at least include damp proofing. Thermal insulation in the roof is likely to take height out of the existing space. It is understood that height is not regulated nevertheless values above 2.3m are recommended. Due to this, it is objected that the garage can be converted to a study without full plans being prepared, and considered acceptable to modern standards of habitable dwellings in keeping with the street.
      i. Increase of flat garage roof height would require changes to the exterior wall tiling weather protection and appearance of both properties no's 12 and 13.
      ii. Change to a sloping roof would be out of character with the other properties in the area which all have sloping roofs, and as an abutment to no 12, this would create a gulley at the join with no 12 so design details are requested. It would restrict the airflow to the proposed space between the side extension and no. 12 and is therefore likely to increase damp in that area, which is objected to.
      iii. Rear garage wall is not a cavity wall, and thermal requirements for the residual external wall of the converted garage will be necessary, even whilst 80% of the wall is not external. Converting this to a cavity wall will involve altering the drainage; there is a drainpipe from the garage roof that enters to the ground immediately adjacent to this single skin rear garage wall, in the corner next to no. 12.

   Design that detail wall, floor, insulation, roofing and drainage changes are requested.

It is noted that the foundations to the side extension are within 3m of the building at no. 12 and so Party Wall notice is required.

Thank you for considering these points that provide detail in connection with the objection registered in previous letter dated 18 September 2019

Yours sincerely,

[redacted]

Malcolm G L Fry

Cc Building Control