24 St Richards Road,

Portslade.

BN41 1PA

17th February 2018

ADUR & WORTHING

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PLANNING SERVICES

Your REF AWDM/0141/18.

Dear Hannah Barker,

Thank you for your letter dated 1st February. I was away and have had little time to make a more considered response.

I wish to register an objection to the proposed extension to no.22 St Richards Road, Portslade BN41 1PA.

I am so concerned about the impact of this project on my property that I have consulted Mr John Wade of Grumitt Wade, Surveyors, of Unit 3, Tungsten Building, George Street, Hove, BN41 1RA and Mr Paul Harrington of Wannups, 11 Liverpool Gardens, Worthing, BN11 1SD for immediate advice.

One item arises from the site and block plans, as the works are recorded as at no. 20 rather than my immediate neighbour at no.22. I trust that this mistake will be rectified.

I have met some difficulty in framing this letter as from the plans there are issues on which I have no information. For example, I cannot ascertain the height of the completed building. There is no similar structure along our terraced section nor one on the further terrace.

Certainly, from the drawings, it would seem to be at least 60 centimetres or more above their sloping roof which currently adjoins my glass conservatory roof.

Should this be the case, it will diminish the light my roof receives especially as it will be of solid construction, flat rooved and project almost another metre further into the current adjoining garden of no. 22. This will reduce my enjoyment and use of my conservatory area. Further the light throughout my rear downstairs living area will also be badly affected from the lack of natural light through the internal conservatory facing windows.

I am also perturbed by the plans in respect of my property whilst the building work at no.22 is under construction. There appears to be no indication about the access to the actual construction area or the extent to which there may be plans to encroach on my property whilst the construction takes place.

I would assume that the new structure will require foundations work, particularly in respect of the further section in the garden of no.22. If the extension is as wide as the current conservatory at no. 22 which abuts mine, then this will necessitate the removal of my concrete boundary fence posts, wall and fencing in that area for the foundations to be laid. As this boundary line provides a feature and the rear wall of my raised beds on my patio I am deeply unhappy about such disruption.

This will be, in addition, a great inconvenience, as the entrance to my conservatory, my only access to and from the rear of my property and to the rest of my garden, will be very much impeded, it being adjacent to the affected raised bed.

I would add that I think the original conservatories at both properties were erected at the same time and I only have a breeze block internal adjoining wall. Erection of a solid construction extension above and beyond this, will leave my breeze block wall open to the elements and potential damp problems throughout the construction phase.

From the plans there appears to be only 95mm gap between the new build at no.22 and the side wall of my conservatory. Due to the proposed construction, the current single skin breeze block wall of my conservatory will become an external wall with no access for maintenance purposes. It will certainly ensure that my building is colder, vulnerable to damp and has an insubstantial external wall.

If the new side wall at no.22 were planned to replace the current adjoining wall then my conservatory construction, roof and drainage would become compromised in either the short or long term. It would also mean the breeze block wall would be demolished and the fixed internal features of my conservatory would have to be altered.

The drainage of my patio runs through the concrete base of my conservatory, close to the adjoining internal wall, into the original drain of my house. I need to know that this has been taken into consideration should works begin, especially where the new foundations are concerned. From past experience foundations are wider than the wall they support and with only a 95mm gap shown the plan, I suspect they will encroach on to my property.

Thank you once again for sending me the consultation letter and details. Had I been visiting my family in New Zealand as I was around this time last year, I would have had no idea of the scope and scale of my neighbour's intentions. He has not discussed them in any detail at all nor that he was in a position to move his ideas forward to this stage. They came as something of a surprise, as would have my returning home to find I had missed the 3 week window for consultation.

I would be grateful if you could acknowledge receipt of this letter by email. Perhaps you would be kind enough to let me know at the same time what the timescale is for consideration of the proposal once the consultation period has elapsed. Will those consulted be given notice of the outcome of the Planning Department's decision?

Please do not hesitate to contact me if there is any aspect of this letter you wish to discuss, or you need to visit my property,

With all good wishes,

[redacted]

Mrs Marjory Hammond

Tel [redacted]

Email. [redacted]