ADUR & WORTHING
- 5 JUN 2015
PLANNING SERVICES

Adur and Worthing Councils
Development Management
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Julie Hearsey & Andrew Goddard
1 Mountview Road
Sompting
Lancing
West Sussex
BN15 0JZ

4th June 2015

Your Reference AWDM/0662/15

Hip to gable roof extension on north elevation; first floor extension over existing ground floor extension

Dear Sir/madam,

We, as residents of 1 Mountview Road, regretfully have to object to the proposed development of our semi-detached neighbours at 3 Mountview Road. We are friendly with our neighbours and sympathetic to their need to create another bedroom/s and we have indeed been in conversation with them over the past year or so suggesting that we might jointly go up into the roof with dormers etc as we could do with some more space.

We are very disappointed to see their plans are to have a first floor extension over their existing single storey rear extension and we have no option but to object on the grounds of overdevelopment and loss of light.

We would like to point out at this time that we would have no objection with any proposed development of rear and/or front dormers to create room/s within the existing roof space of the building.

We feel the proposals are un-neighbourly and overdeveloped and would be completely out of character with the existing building giving it a very top heavy appearance. I should point out that their current single story extension protrudes 2.4 meters from the existing building and, although our outline protrudes another 1.5 meters from them, it is in the form of a conservatory with a polycarbonate roof, for which you granted us planning permission on 3rd Feb 2003.

With regards to light, there are two ways in which this development would be to our detriment. We would in effect have a 2.4 meter long and about 7 foot high tiled wall overshadowing our conservatory creating a loss of light entitlement. (The conservatory and their extension are only inches apart).

Just as alarming to us is that any dormer put in our roof within the boundaries of the existing building/roof space would have light taken away from it. A rear dormer with a bedroom window looking out the back would be again overshadowed to the left by a 7 foot approx. high tiled wall protruding 2.4 meters out.

We would like to point out that both 33 Mountview Road, 19 Feb 2002, and 37 Mountview Road, 20 March 2002 were both refused planning permission to build a flat roofed first floor extension with dormers with 37 subsequently getting permission for dormers in the existing roof space.

To conclude I would like you to consider what effect this might have on the Hillbarn Estate. I walk my dogs around the roads and can see many single storey flat roofed rear extensions from the pavement. Well in excess of 100 I would guess.

In the context of the Estate as a whole, with it's already many unsympathetic alterations, I do believe this proposal, if you were to allow it, would set a new low standard that would give the green light to the many residents that is was ok to build huge two storey extensions on the rear of their bungalows.

Thank you for your consideration.

Julie Hearsey [redacted]

Andrew Goddard. [redacted]

Telephone [redacted]

should you wish to view from our property.

Could you please e mail us confirmation of receipt of this letter @ [redacted]

Yours faithfully

[redacted]