Fins
West Beach
Shoreham-by-Sea
BN43 5LF

WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED 29 AUG 2012
TO
REF No.
WBC

Development Management Section
Adur & Worthing Councils
Planning Services
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

27th August 2012

Dear Sirs

Re: Your Ref: AWDM/0965/12 – Extension of existing front balcony at Thalassa, West Beach

As the owner and resident of Fins, the house directly to the East of Thalassa, I wish to object to the planning permission on two grounds:

1. Intrusive and unacceptable loss of privacy
2. Noise and disturbance

Below I explain my reasons for objecting on these grounds.

INTRUSIVE AND UNACCEPTABLE LOSS OF PRIVACY

As you will see from the attached photograph the two properties are already very close together, only 1.7 meters apart in fact.



If the balcony on Thalassa is extended along the complete frontage of the building it will provide an unobstructed view directly into my own bedroom **from a distance of only 1.7 meters**. This is far too close and is an intrusion of privacy as it will provide anybody leaning on the front of the balcony with a direct view of me at my dressing table or even in my bed.

You will see from the existing balcony, especially with the cut away end panel, that anybody standing at the end and leaning on the balcony rail can already see into and across the front of my bedroom. If it is extended further this will position that person so that they will be positioned well out in front of the building line and able to look right back into the depths of my bedroom.

NOISE AND DISTURBANCE



My bedroom has one opening window and that is the window directly facing the balcony at Thalassa.

My house has a flat roof and in the heat of summer it is necessary to open this window to cool the room down.

The current balcony is some 6 meters away, the current owners are polite and quiet people and I have not, to date, experienced any significant disturbance.

But bringing this balcony in line with the wall you see in the photo, a distance of 1.7 meters away creates two significant problems:

1. The increased size of the balcony will be in the region of 12 X 1.5 meters. I quote from the **"Good Practice Guidance Note: Internal Space Standards for New Homes"** document available on your planning web-site - http://m.adur-worthing.gov.uk/media/media,98769,en.pdf – *"On this basis HATC (2006) have calculated a standard of 3sqm for a 1 or 2 person flat plus 1sqm for each additional person. A minimum depth of 1.5m and area of 5-9sqm is recommended by English Partnerships. Communal space should be provided to make up the balance of the 20sqm. When designing balconies, the need to avoid unacceptable loss of privacy to other flats or houses is also an important consideration."* This means that a balcony of this vast size is capable of accommodating 17 people and even when such a potential number of people are talking normally the background noise, from a distance of only 1.7 meters, will be intrusive at night.
2. Should Thalassa later be purchased by people inclined to partying into the night then this would render the bedroom totally uninhabitable.

Yours faithfully

[redacted]

Mrs Daphne Curchod