Application No	Document Desc	Detail	Additional Detail	Date
AWDM/0535/21	Application Form	application form redacted		01/04/2021
AWDM/0535/21	Latest plan	ADC1292/01B	EXISTING PLANS, SECTION & ELEVATIONS	18/05/2021
AWDM/0535/21	Latest plan	ADC1292/10B	PROPOSED PLANS & SECTION	18/05/2021
AWDM/0535/21	Latest plan	ADC1292/11B	PROPOSED ELEVATIONS	18/05/2021
AWDM/0535/21	Neighbours Notified	Neighbours	Neighbours Notified	20/05/2021
AWDM/0535/21	Neighbours Notified	Neighbours	Neighbours	13/04/2021
AWDM/0535/21	Representation	Carol Noble		28/04/2021
AWDM/0535/21	Representation	Carol Noble	Photos	28/04/2021
AWDM/0535/21	Representation	Carol Noble		16/04/2021
AWDM/0535/21	Site Location/Block Plan	ADC1292/LP3	SITE PLANS	01/04/2021

Design
Loss of General Amenity
Overdevelopment
Privacy Light and Noise
Trees and Landscaping

Revisions to this application do not sufficiently address the issues I have previously raised. There are inaccuracies in the submitted plans for this application and it remains unclear if this application replaces or will be additional to AWDM/1823/20 and/or AWDM/0022/21.

1. Drawing ADC 1292/01B 'revised existing plans, sections and elevations'

a. **shows an outhouse** on the NW wall which does not currently exist (described as 'rear(north) elevation').
b. **shows designations of rooms in my house** which are not accurate.
c. **does not show what appear to be flues**, one for the room designated 'utility' on the NW wall (described as 'rear(north) elevation') and one for the room designated 'kitchen' next to the soil and vent pipe, just below the eaves on the SW wall (described as 'side(east) elevation'); this could be pertinent to this application as well as the development as a whole (Schedule 2 A.1.k(iii) & B.1.e(ii))
d. **does not show positions of established trees**, or where other large shrubs have recently been removed; this could be pertinent to the whole development.

2. Drawing ADC 1292/10B 'revised proposed plans and section'

a. **shows an outhouse on the NW wall** and no other changes at ground level. AWDM/1823/20 (drawing ADC 1292 05 B – proposed elevations) indicates that this outhouse will remain, but AWDM/0022/21 (drawing ADC 1292 06 A – proposed plans and section) indicates that a 6m extension with a pitched roof will be here, designated 'bedroom 1'. The 6m extension with a pitched roof would significantly reduce the light coming into my house whereas reinstatement of the outhouse would not. Preparing foundations for the 6m extension could affect a mature tree in my garden whereas reinstating the outhouse would not. If I've understood correctly the 6m extension is not permissible under current planning regulations (schedule 2 A.1.f(i)) as it would extend more than 3m from the rear wall; the 6m length would have been permissible until 30th May 2019 (schedule 2 A.1.g(i)).

b. **shows an extension into the roof space of a playroom and stairwell** with the height of this part of the roof being raised and no other changes to the roof space. If I've understood correctly planning regulations Schedule 2 A.1.k (iv) & A.3.c would not be conducive to the height of the roof of this part of the house being raised or the pitch of this part of the roof changing. In addition AWDM/1823/20 (drawing ADC 1292 04 – proposed plans and section) indicates that there will also be two further dormer rooms and a shower room. In the report for ADWM/1823/20 on p5 it is stated that the dormer rooms, shower room and stairwell will have a cubic content of 46.57m3. AWDM/0022/21 (drawings ADC 1292 06 A – proposed plans and section, ADC 1292 07 A – proposed elevations) indicates an outline of 'lawful development' referring to AWDM/1823/20 which signifies an intention to carry out this development rather than just the playroom. I estimate that the combined development of the playroom, bedroom 2, bedroom 3, shower room and stairwell will have a cubic content in excess of 50m3, so this would be an overdevelopment (Schedule 2 B.1.d(ii)). The combination of these rooms in the loft space would result in a loss of amenity in that a single storey building would effectively become a two storey building and not retain the low level appearance and character of this part of the street (one of the major reasons I live here); I note that the photo schedule for AWDM/1823/20 does not show the houses opposite and towards the south of 91 Southwick Street. As I would be overlooked by first floor windows, especially now that most of the established shrubbery in the rear garden of 91 Southwick Street has been removed, the privacy I have enjoyed in my rear garden for the last six years would be reduced.

c. **shows a boiler in the proposed playroom** but no indication of where any flue might be moved from or placed. If I've understood correctly planning regulation Schedule 2 A.1.k (iii) would not be conducive to a boiler being placed here.

3. Drawing ADC1292/11B 'revised proposed elevations'

a. **shows a 1.8m fence** running from the existing garage along the length of the SW boundary, which is acceptable as it adheres to restrictive covenants to erect and maintain a close boarded fence or empire wire fence with a thick hedge, no taller than 6ft. However, AWDM/1823/20 (drawings ADC 1292 04 – proposed plans and section and ADC 1292 05 B – proposed elevations) shows a ground floor side extension of the existing garage, described as 'tool store' along the SW boundary the length of the original house with a flat roof that appears to be above existing eaves level. In addition AWDM/0022/21 (drawings ADC 1292 06 A – proposed plans and section, ADC 1292 07 A – proposed elevations) indicates an outline of 'lawful development' referring to AWDM/1823/20 which signifies an intention to carry out the 'tool store' development rather than erect a wooden fence. Building a wall on the boundary would be in contention with the restrictive covenants due to its height and materials. There could be damage to my main sewer during construction requiring me to move out during any repairs. The resulting building would decrease the level of light into my property. If I've understood correctly the 'tool store' would not adhere to planning regulations (schedule 2 A.1(i)) as it would be on the boundary, and not as stated in the report for AWDM/1823/20, p3 'within 2m of the boundary of the curtilage' (It is noted that this report was produced without a site visit).
b. **shows an outhouse** on the NW wall and no other changes at ground level. AWDM/1823/20 (drawing ADC 1292 05 B – proposed elevations) indicates that this outhouse will remain, but AWDM/0022/21 (drawing ADC 1292 06 A – proposed plans and section) indicates that a 6m extension with a pitched roof will be here, designated 'bedroom 1'. See my comments on this with drawing ADC 1292/10B.
c. **shows the proposed playroom roof and wall**. This will be significantly taller than the existing roof and therefore significantly reduce light into my property. I think that this revision to

shorten the length of the playroom, rather than its height, will not allow sufficient light into my property, especially when taken into consideration with the proposals in AWDM/1823/20 and AWDM/0022/21, the details of which are not indicated within this application. See my comments on this with drawing ADC 1292/10B.

d. doesn't show where the soil and vent pipe or any flues will be.

Application No	Document Desc	Detail	Additional Detail	Date
AWDM/1823/20	Application Form	APPLICATION FORM		09/11/2020
AWDM/1823/20	Decision Notice	DECISION NOTICE		31/12/2020
AWDM/1823/20	Latest plan	ADC 1292/05 B	PROPOSED ELEVATIONS	11/11/2020
AWDM/1823/20	Latest plan	ADC 1292/01	EXISTING PLANS, ELEVATIONS & SECTION	09/11/2020
AWDM/1823/20	Latest plan	ADC 1292/04	PROPOSED PLANS & SECTION	09/11/2020
AWDM/1823/20	Photo	FRONT ELEVATION		09/11/2020
AWDM/1823/20	Photo	NEIGHBOURING		09/11/2020
AWDM/1823/20	Photo	REAR ELEVATION 1		09/11/2020
AWDM/1823/20	Photo	REAR ELEVATION 2		09/11/2020
AWDM/1823/20	Photo	SIDE ELEVATION		09/11/2020
AWDM/1823/20	Report / Recommendation	Report		31/12/2020
AWDM/1823/20	Site Location/Block Plan	ADC 1292/LP1 A	BLOCK & LOCATION PLANS	09/11/2020

Application No	Document Desc	Detail	Additional Detail	Date
AWDM/0022/21	Application Form	APPLICATION FORM		18/01/2021
AWDM/0022/21	Decision Notice	DECISION NOTICE		12/03/2021
AWDM/0022/21	Latest plan	ADC 1292/01	EXISTING FLOOR PLANS, SECTION & ELEVATIONS	18/01/2021
AWDM/0022/21	Latest plan	ADC 1292/06 A	PROPOSED PLANS & SECTION	18/01/2021
AWDM/0022/21	Latest plan	ADC 1292/07 A	PROPOSED ELEVATIONS	18/01/2021
AWDM/0022/21	Neighbours Notified	Neighbours	Neighbours	21/01/2021
AWDM/0022/21	Site Location/Block Plan	ADC 1292/LP2 A	BLOCK & LOCATION PLANS	18/01/2021