AWDM/1393/21 (application to build a dormer extension on 9 Queens Place, Shoreham-by-Sea, BN43 5AA) : OBJECTION to this proposal

1 message

Michelle Martindale <[redacted]> 19 August 2021 at 15:28
To: planning@adur-worthing.gov.uk

For the attention of Peter Barnett

11 Queens Place,
Shoreham-by-Sea,
West Sussex,
BN43 5AA.
18 August 2021.

Peter Barnett,
Development Management,
Amur and Worthing Council,
Portland House,
44 Richmond Road,
Worthing,
West Sussex BN11 1HS.

Dear Mr Barnett,

This is the follow-up letter to the note I sent you last week, in which I registered my objection to the above-mentioned proposal to build a dormer extension on 9 Queens Place. It is with a sense of weary repetition that I write this, as the detailed comments I have to make are essentially the same as those I sent to you regarding a previous application to construct a dormer on the very same property about three years ago. I refer you to application AWDM/0491/18, to the various objections, including my own, which were sent to you about that matter, and above all, to your own decision at that time to turn down that application. I would strongly urge you to re-read the words you set down in explanation of your decision not to allow the proposed development, and to take seriously the eloquent justifications that you established.

I know that the Planning Office has tended to place considerable value on precedents set within a street or area. In light of that, I must point out that the closest possible precedent for maintaining the objection has been set by yourself. We are dealing with the very same house and the same type of construction. I cannot conceive, in all rationality, what possible arguments could now be brought forward to overturn your previous judgement.

However, I think I am supposed to specify my own objections, so I shall outline the main points again.

All of these dormer structures are horribly out of keeping with the shape and design of these small Victorian terraced homes. The houses in Queens Place are narrow, and not especially tall. The placing of such large and looming dormers on their roofs radically disrupts their design. Dormer window structures, historically, could exist reasonably comfortably on roofs provided they were of traditional design and materials, and, above all, provided they occupied only a small proportion of the whole roof area. An outstanding nastiness of the structures I object to is that they take over the entirety of the roofs concerned, thereby fundamentally changing the shape and design of the buildings. They present aggressive angles, top-heavy weighting of the roof lines and far too much dark colouring to the line of sight.

The existing dormers really do have a detrimental impact on the amount of light available to nearby residents. It is not credible to me that because these structures have flat roofs, which run at the height of the ridge-lines of the original roofs, that they cannot therefore block any light. I know what the structure on number 12 looks like from the back of my house. The angle of sight from ground level makes the dormer appear to rise well above the ridge-line, and the amount of sunlight able to reach the garden during the course of a day is considerably reduced.

It is also very evident that the placing of the structures in question allows a much greater overview of the back areas of nearby properties, not just those immediately adjacent, and that, in consequence, the degree of privacy that residents previously enjoyed has been appreciably reduced.

I ask that the criteria of design and appearance, and of light and privacy, be properly taken into account in your assessment.

Yours sincerely,

Michelle Martindale (Mrs)

Sent from my iPad