Comments for Planning Application AWDM/1810/16

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 18 December 2016 at 21:53
To: planning@adur-worthing.gov.uk

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:56 PM on 18 Dec 2016 from Mr David Willan.

Application Summary

Address:	140 Manor Hall Road Southwick Brighton West Sussex BN42 4NP
Proposal:	Conversion and alterations to existing detached garage at end of rear garden including addition of first floor to be used as separate annexe containing ancillary residential accommodation on two floors with sitting room/kitchen and bathroom on ground floor and second bedroom above.
Case Officer:	Eve Hearsey

Click for further information

Customer Details

Name:	Mr David Willan
Email:	[redacted]
Address:	138 Manor Hall Road, Southwick, Brighton, West Sussex BN42 4NP

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Privacy Light and Noise
Comments:	

Eve Hearsey
Adur and Worthing Councils
Development Management Section
Economy Directorate
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

10th December 2016

Ref: AWDM /1810/16 - 140 Manor Hall Road, Southwick.

Dear Eve Hearsey,

Thank you for your letter dated 2nd December 2016 regarding the Planning Application for 140 Manor Hall Road, Southwick.

Please accept this letter as my formal written objection to the Planning Application.

I would like to bring to your attention the property at 140 Manor Hall Road is currently a tenanted property, which consists of 3/4 bedrooms with an alleged 3 adult tenants residing. If there are 3/4 bedrooms and 3 tenants at 140 Manor Hall Road, why is there a need for an Annex?

I strongly feel and suggest that whilst it has been stated that this will be an Annex, and not a separate household or dwelling this is in fact what the planning application drawings show, as proved by the front door of the Annex / dwelling leading directly out into Old Barn Way and not into the back garden of 140 Manor Hall Road.

My limited understanding of the word annex is 'a building adjoined to or associated with the main building, providing additional space or accommodation' with that explanation and my understanding the plans don't look like an Annex at all but a separate household and dwelling that has a drive way and front door that is in Old Barn Way? This would appear to be a separate dwelling with Kitchen, Bathroom, Living Room and 2 bedrooms that is not attached to 140 Manor Hall Road at all merely built in the garage space and subsequently appears to be an additional 'Home' not Annex.

Reasons for my objections to the conversion of the garage to a separate dwelling / annex are:

1: At no point has the owner of 140 Manor Hall Road, served or notified me of their intent under Article 13 a Notice 1 outlining the proposed development of the property. The plans for 140 Manor Hall Road show that the Annex is on two floors and will be built up on the adjoining wall, I would like to point out, the dividing wall is a party wall. I will not be granting permission for the party wall to be built on and nor do I agree to or grant permission now or in the future for any part of the proposed plans to overhang into (i.e. guttering) or go under (i.e. any proposed footings) the party wall.

2: The garage of 140 Manor Hall Road is approximately 20ft away from the back of my property, which is our lounge that has patio doors, the garage is currently lower level only and does not overlook our property, if planning consent were to be given to go up to two storey with the addition of 3 Velux windows to the North aspect of the property this would allow direct viewing access into our lounge, back bedroom and garden which I strongly object too as an infringement of my right to privacy and quiet enjoyment of my property.
I appreciate that this may be subject to a judgement call as previously 50 years ago there were set

requirements for a 70ft limit and you may discuss that the 3x Velux windows would be required to have obscured glass, however, during the summer and hot weather the windows would be open and would cause demonstrative harm to the enjoyment of my family using the patio and lawn area of our garden if we were potentially being over looked and watched.

3: It will also reduce the amount of natural daylight that we would receive in our south facing garden which was one of the main point of purchasing the property some 45 years ago in 1971. The West facing gable of the conversion (all of 5.2 meters high) would have an impact on the amount of natural sunlight that would be received into the bottom portion of my garden for at least 4hrs a day minimum. My back garden is approx. 40ft long, if you take into consideration the size of the garage next door and the gable roof mentioned in the conversion, it would cast a shadow and diminish natural daylight in my garden that would apportion to approx. 40% of my garden being in shade.

4: Parking in Manor Hall Road and Old Barn Way is notoriously difficult due to the number of cars for each property and the changing demographics of younger families which are 2 car households moving to the area, this is also compounded by the fact that in addition you have the local facilities of Southwick Leisure Centre, Southwick Football Club and Adur Indoor Bowling Club all located off of and accessed via Old Barn Way. It should also be taken into consideration that it is not only cars that access these facilities via Old Barn Way but articulated Brewery Vehicles and Coaches.

On the architect drawings, there is mention of a secondary garage yet there is no mention on the planning application of additional garage to the east of the property? Will there be a secondary application for this?

I must go back to my original point which is, If this is an 'Annex' and not a separate dwelling or house and should be classed as part of 140 Manor Hall Road, why is the driveway access and front door to the Annex in Old Barn Way? Surely the door to the Annex should be accessed in the garden of 140 Manor Hall Road as per the current door access to the garage at 140 Manor Hall Road.

Personally, I do not have any objections to the owner of 140 Manor Hall Road adding an Annex to the east side of the main property as seen on several other properties along Manor Hall Road.

If you would like to discuss the contents of this letter further or require copies of any supporting documentation in regards to ownership of the dividing wall please do not hesitate to contact me on [redacted]

I look forward to hearing from you in due course.

Yours faithfully

Mr David Willan
Owner of 138 Manor Hall Road