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Fwd: AWDM/1682/18- 7 Mill Hill Close

1 message

Gary Peck <gary.peck@adur-worthing.gov.uk> 26 February 2019 at 09:03
To: Planning - <planning@adur-worthing.gov.uk>

Please index as rep letter
Thanks
Gary
---------- Forwarded message ---------
From: **Rosemary Foreman** <[redacted]
Date: Tue, 26 Feb 2019 at 08:13
Subject: AWDM/1682/18- 7 Mill Hill Close
To: gary.peck@adur-worthing.gov.uk <gary.peck@adur-worthing.gov.uk>
[redacted]

Dear Gary

Further to my representation of 11 December 2018, I note that the description of development has been amended to now include the retention of the rear dormer window. This has been constructed very close to the rear boundary with No. 28 Mill Hill, and I would welcome your confirmation that the plans are accurate, following your site visit.

While it is likely that a dormer window of this size would be PD if constructed on its own, its important to bear in mind that the changes to the criteria to householder PD were made in an attempt to limit the impact of extensions on the visual amenity of the area and the residential amenity of neighbouring residents. The new criteria placed limits on windows in side elevations, the distance extensions could project beyond rear elevations and required minimum distances from two storey rear extensions and rear boundaries. Unfortunately, the new regs seemed to be written with very regular patterns of development in mind, and there are instances where a PD extension is harmful to neighbour amenity, given the existing layout of buildings and their gardens and the separation between properties. This is one such instance, given the very close proximity of a large number of windows to the rear of No. 28 and No. 26. While I, at No. 30, can see the dormer window from my garden and rear windows, it is angled slightly away from our shared boundary, reducing the impact somewhat.

Therefore, when you are assessing this proposal, I know you'll be aware of the 'fall-back' position, i.e. that this is very close to PD and could be made so with some alterations. However, please also bear in mind the spirit of the 2008 changes to the GPDO, and the reason behind those criteria, i.e. an attempt to ensure that PD extensions do not harm neighbour amenity.

Kind regards
Rosemary Foreman
30 Mill Hill

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Gary Peck
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