Waverley
Orchard Avenue
Lancing
BN15 9EA

15th February 2015

Mr G Peck
Adur & Worthing council
Planning Services
Portland House
44 Richmond Road
Worthing
BN11 1HS

ADUR & WORTHING
17 FEB 2015
PLANNING SERVICES

Dear Mr Peck,

Re Retrospective planning application for 6 Crabtree Lane AWDM/0112/15

I had two areas of concern regarding this extension; from the current plans it is apparent that one issue has been resolved to a certain extent. That is the French doors on the roof extension, allowing access to the flat roof, which have now been re-hung, and a grating placed across the whole area,

The second area I object most strongly to is the side extension, not least because I feel it is encroaching on my property, but also because there has been no consultation with me by the builder regarding this extension.

I have spoken to the builder previously, after an altercation I had with him regarding the demolition of the front party wall separating the two garage forecourts in Crabtree Lane (my garage adjoins the above mentioned property,) which he did without speaking to me first.. He claimed he did, but when I reminded him that I hadn't seen him since before Christmas (this was early 2014) he turned his back on me and continued his work on the flat roof over the garage. He subsequently came to my property and apologised, and explained he thought he had talked to me about it, and what he proposed to do. I went round a few weeks later to see what was going on and explained to him that my garage wall did NOT constitute the boundary to my property.

Before he started work, there was a wall to the right hand side of the garage (as you look at it) the same height and style as the one still remaining on the left, which ended just in front of the garage itself, but a few inches to the right of where the garage wall starts. There was a gap of approx 6" between the wall of the garage to a slightly elevated kerb which ran from where the front wall ended to the back of the garage where the fence started. I assume this was left like so in order to allow access to the garage wall for purposes of repair and maintenance. You will see from my ground plan (which I have previously sent you but attached herewith again) (Ex. 1), the boundary of my property runs to the right of my garage wall albeit by only a few inches - the gap at the back was less than at the front but I could still manoeuvre down there to clear debris etc . I have enclosed a photo from Google maps, which isn't very clear, but if you go onto the google maps site yourself you should get a clearer picture. Ex. 3. The builder took down the guttering from that side of the garage (again without asking me - he told me about it later) but I found this guttering sitting on my forecourt a couple of months ago as well as a bag of rubble. I trust he is going to remove this.

The builder seems to have completely disregarded what I said as you can see from the attached photo of the back of the side extension,(ex. 2) it is hanging over and around the back end of my garage roof. The pictures aren't very clear but you are welcome to see for yourself by visiting my property. My concern is how I would be able to maintain this section of my garage wall, with his side extension coming so close to it., aside from the fact that the builder seems to claimed a bit of my property, The back fence and the front party wall are now both attached to my garage, effectively cutting off that small piece of my property to me.

You will see from my ground plan (ex. 1) that the boundary is not a straight line from the back fence to the front wall, but where the builder has replaced the fence which runs along the bottom of my garden, I can see no discernible 'bend' in the fencing, The builder also knocked down a small wall running along the bottom of my garden,(which I learned about from my sisters niece who happened to be staying with me at the time.). At the moment, power cables to my garage, which used to be housed on or within the wall, are lying on the path. I understood from my sister's niece that the builder would rebuild that wall, but that is only hearsay so I can't be sure that is what he said.

I trust you will give due consideration to my objections and hope we can arrive at a solution. I am emailing this to you, but will also send a hard copy in the post.

Many thanks

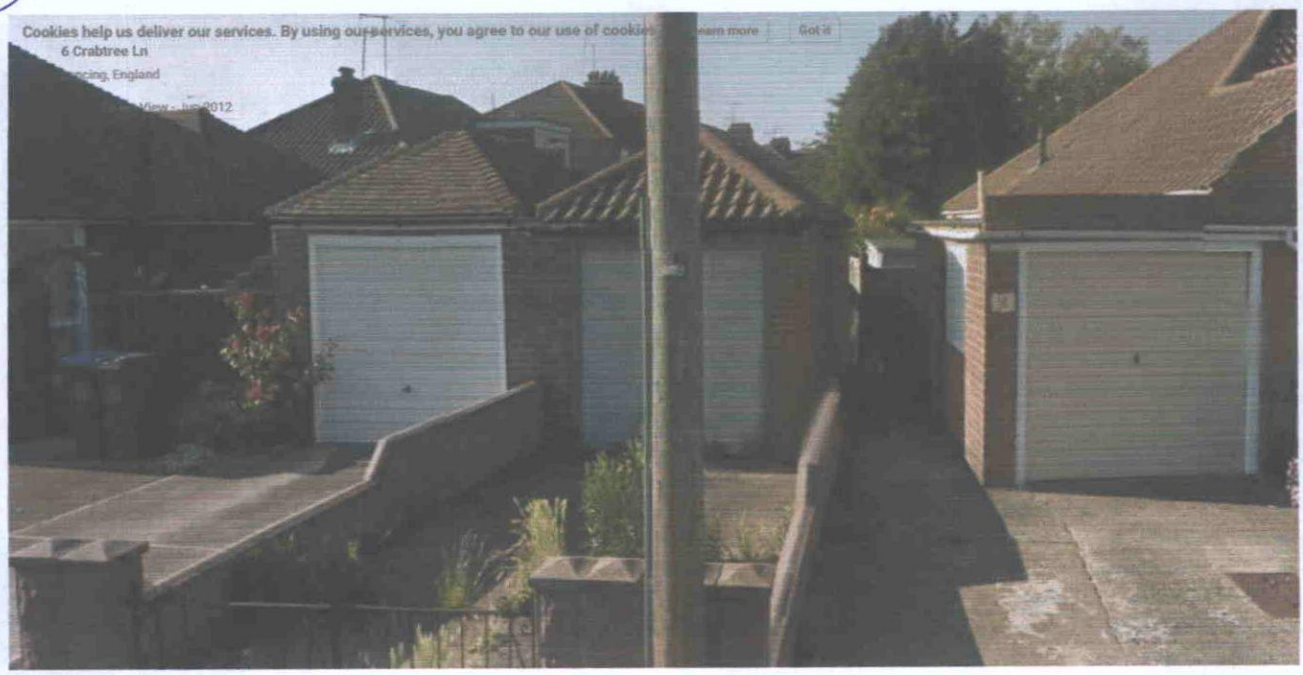
Yours sincerely

[redacted]

Jean Young (Ms)
Waverley

I/we hereby apply for the **Erection of Dwelling** as detailed within the plans and documentation submitted with this application.

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6 Crabtree Ln
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