Comments for Planning Application AWDM/1023/21

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 28 June 2021 at 20:40
To: planning@adur-worthing.gov.uk

Dear Sir/Madam,

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

Comments were submitted at 28/06/2021 8:39 PM from Mr Peter Matthews.

Application Summary

Address:	5 South Beach Beach Road Shoreham-By-Sea West Sussex BN43 5LY
Proposal:	Demolish the existing garage, part two/part single storey front extension with garage, new front entrance to North elevation , front garden to be re-landscaped to allow for parking and turning of cars and the creation of a private enclosed 'courtyard'.
Case Officer:	Peter Barnett

Click for further information

Customer Details

Name:	Mr Peter Matthews
Address:	4 South Beach, Beach Road, Shoreham-By-Sea, West Sussex BN43 5LY

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Design
Comments:	Whilst we are not against the development per se we do have some concerns about the limited proposed gap between our houses. The plans show this as 500mm at ground level. However this does not allow for our cladding (which extends approximately 50mm on the top half of our house - still within our boundary), and the guttering that will be fitted to the new extension. Both of these will mean that the gap higher up will be considerably less. This limited gap raises the following concerns: 1: The construction of new foundations for a two storey extension this close to our property is potentially challenging and should not mean that our property is caused any damage. 2: How will the builders construct and finish the new walls appropriately given the restricted working space? 3: We live in an extremely exposed location and this requires that we inspect and maintain our properties on a regular basis. This will be very difficult if there is no reasonable way to use a ladder safely or even just bend over in the gap to paint etc. We have additional concerns about the new gap

(approx 350mm) between the new garage wall and our property line. How will this be finished and maintained?

The new side boundary wall is shown attaching to both properties. This should be avoided as the properties could be construed as being attached.

Kind regards