From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 10 March 2024 12:48:54 UTC+00:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/0246/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 10/03/2024 12:48 PM from Mr Mark Noyce.

Application Summary

Address:	69 Lime Tree Avenue Worthing West Sussex BN14 0DP
Proposal:	Proposed single storey side extension; part one-, part two-storey rear extension; demolition of existing garage and conservatory; conversion of roof space including raising height of ridge and rear roof extension, hip to barn end style gables, front facing dormers and roof window; and rear timber balcony.
Case Officer:	Rebekah Hincke

Click for further information

Customer Details

Name:	Mr Mark Noyce
Address:	71 Lime Tree Avenue, Worthing, West Sussex BN14 0DP

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Privacy Light and Noise
Comments:	The plans show a ground floor timber balcony which, due to the way the rear garden levels are much lower than the ground floor levels of the properties on the west side of Lime Tree Avenue, will sit about 2.5ft above garden ground level. This proposed balcony stretches the full width at the rear of the proposed extended property (about 13m) and about 2.5m deep. This balcony would

unreasonably allow us to be overlooked into our rear ground floor extension, ground floor rear bedroom and rear patio/garden. The proposed ground floor extension will be built within approx 1m of our boundary on former garden area and the balcony extends all along to that point. A previous small raised decked balcony was built a few years ago for the former elderly resident owner to be able to access some outside space at the same level as the property - this was near the southern end of the bungalow - we were unaware of any proposal to build it at the time and given these specific circumstances did not object once completed - however it was noticeable the overlooking that small balcony section allowed at that height (even being some distance from our boundary). For this reason we would object to the ground floor timber balcony.

Looking at the juliet balcony window proposed on the roof extension rear elevation, from the drawings I assume the lower 'balcony' glazing is opaque/obscure glazed to allow more light into the first floor main bedroom but to give some further privacy and lessen any unnecessary rear neighbour garden overlooking, as this is the way it has been drawn on the proposed elevation plan (as the door/window frames cannot be seen on the drawing behind the lower glazing). As this window would sit at the furthest west point overlooking rear gardens at first floor level in line with the ground floor extended section, in planning terms I would expect any first floor windows to be proportionate and reasonable and to not be overbearing/unreasonably overlook our rear garden.

It is inevitable we will lose some natural light from the proposed 2 storey development (as we are due north of 69 and the way the sun moves especially in winter) - we would hope that any development on the site would seek to minimise any loss of light and privacy and would be sympathetic and in keeping with the neighbourhood.

Kind regards