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Comments for Planning Application AWDM/1707/19

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 27 November 2019 at 22:47
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 10:47 PM on 27 Nov 2019 from Mr Trevor Brice.

Application Summary

Address: 8 Vincent Close Lancing West Sussex BN15 9LL

Proposal: Variation of condition 2 (Approved Plans) and condition 4 (No Additional Windows) of approved application AWDM/0989/14. Amendments: addition of obscure glazed first floor window to east elevation plus clear glazed window to ground floor to east elevation to replace previously proposed door; changes to glazing in dormer on rear elevation.

Case Officer: Eve Hearsey

Click for further information

Customer Details

Name: Mr Trevor Brice

Email: [redacted]

Address: 27 Elms Drive, Lancing, West Sussex BN15 9LJ

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Privacy Light and Noise

Comments: With regard to Planning application AWDM/0989/14 the two conditions put in place were added to mitigate any overlooking and loss of privacy to ours and neighbouring properties (To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan) and it was a reason that we did not object to this Planning application at the time, although we did indicate our continuing concerns for loss of privacy.

We would like to make the following comments on the current application to amend these conditions.

Variation of condition 2 (Approved Plans)
Following discussions before submitting the agreed plans (AWDM/0989/14), it was agreed the dormer windows were to be obscure glass in the bathroom, along with clear glass to a small secondary bedroom. The proposed layout now looks to change this into one master bedroom with three clear glass picture windows, the closest being just 12m from our own

principal living area patio doors. This would overlook and cause us much concern on a daily basis and would be contrary to the Standards as indicated in the current DEVELOPMENT MANAGEMENT STANDARD NO.2, paragraph 3.13 and therefore we object for this reason.

Variation of condition 4 (No Additional Windows)
Whilst there was provision for a door to be in the East elevation of the extension this was to be at the northern end and wouldn't have directly impacted on us and it was never built anyway. The proposed new clear glass window is not a replacement as it would now be further down and would now face directly into our principal living area patio doors. There is currently a large hedge between the two properties to prevent this. However since the building of the new extension this hedge is now dying in many areas and will probably have to be removed. If this were to happen then due to the height differences between the two properties and the current fence, both sides would have daily direct views into each other's rooms from a distance of just 10m which cannot be acceptable for either party. We feel this loss of privacy would be contrary to the Standards as indicated in the current DEVELOPMENT MANAGEMENT STANDARD NO.2, paragraph 3.4 and therefore we object for this reason.

With regard to the fixed obscure glass window to offer light to the stairwell, provided this is adhered to then we have no objections on this change.

In summary we feel the conditions applied at the time of the original approval were right and were necessary to maintain a degree of privacy to us and our neighbours and nothing has changed in the current policy to now disregard them.