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Comments for Planning Application AWDM/1769/15

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 11 January 2016 at 17:50
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 5:50 PM on 11 Jan 2016 from Mr Dominic Smith.

Application Summary

Address:	198 Upper Shoreham Road Shoreham-By-Sea West Sussex BN43 6BG
Proposal:	Householder application for permitted development for prior approval for single storey extension to rear of property measuring 8m from rear wall of the original house, maximum height 3.3m and height of eaves of the extension 3m
Case Officer:	Sarah Crease

Click for further information

Customer Details

Name:	Mr Dominic Smith
Email:	[redacted]
Address:	194 Upper Shoreham Road, Shoreham-By-Sea, West Sussex BN43 6BG

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment - Privacy Light and Noise
Comments:	We are writing to submit our formal concerns in regards to the above proposed development. We reside at 194 Upper Shoreham Road. Our property is a nearby neighbor with shared access to the side and rear of no 198. It is proposed to build a single storey extension to the rear of No 198 measuring 8m from the rear of the original house, maximum height 3.3m and height of eaves of the extension 3m. In our opinion, extending out from the rear wall by 8m from the original property will create un overbearing and unsightly construction which may also lead to loss of light to the rear of our property. The proposed development will create a flat-roofed structure with a larger overall floor plan than that of the original property and as such will create an

overall look outside the original intention of the planned structure. The extension will be larger than the original house and as such will be overbearing. The Adur Development Control Standards (DCS) for extensions and alterations to dwellings state (Policy AH7) that an objective should be that "proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings". It is our view that this objective cannot be met by the proposed development. -This DCS also states (Section 2.1) that "one of the main planning concerns is to ensure that the proposal will not have an adverse effect on neighbouring properties", (Section 2.2ii) that any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent", and (Section 2.2iii) that "the outlook of neighbouring properties should not be dominated by the extension since this could be overbearing and oppressive". It is our view that the proposed development would clearly have these adverse effects particularly in regards to the dominating presence of the extension.