architectural & quantity surveying services

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Date: 11th July 2023

REVISED DRAWINGS AND STATEMENT

Site Address: 88 Crabtree Lane, Lancing

Proposed Works: Proposed 2No. semi-detached houses to replace the existing detached dwelling

Introduction

This statement accompanies a revised set of drawings to replace an existing 2-storey detached dwelling for a pair of semi-detached 3-bed dwellings.

Consultation

It is noted that various comments have been submitted during the consultation period.

The summary of the comments are as follows:-

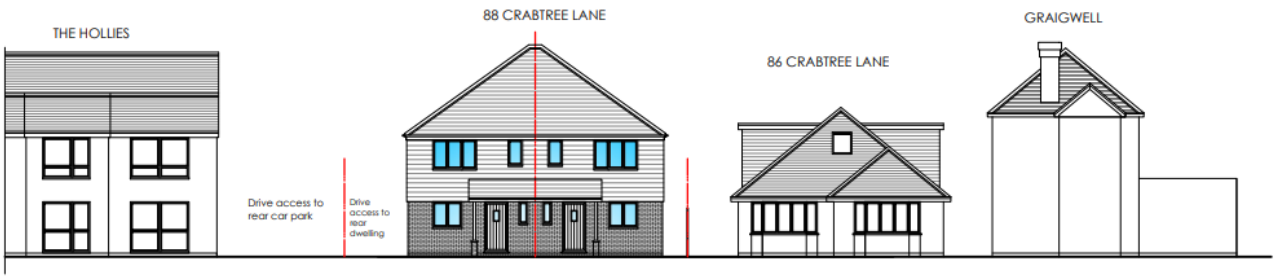
Southern Water	No objection	
Highways	No objection	
Env. Health	No objection	
Lancing PC	Objection	Over development
Neighbours	Light, noise whilst building, privacy, over development.	
88 Crabtree Lane	Comments	Would like to retain the hedge if the application is approved.

Amendments

The client has accepted the comments made by the neighbours and appreciates the advice obtained from the Planning Officer. Therefore, in reply we would like to make the following comments.

1. **Overdevelopment** – the client has accepted that the second-floor office within the roof is over development and the side gables could impact the neighbours. Due to recent events the client believed that working from home was actively encouraged and this was the main reason for the second floor. However, we understand that these can be seen as larger 4-bedroom homes and therefore we are keen to follow the advice obtained on this matter. The second floor has been removed and full hipped roofs are proposed. This will ensure that no loft conversion can be undertaken at a later date and the dwellings will only be 2-storey.

2. **Light** – we note the comments received from the residents at The Hollies with regard to light. As per No.1 above, the removal of the gables on both sides will be more sympathetic to the neighbours. Even though The Hollies will be over 7m away the diagram below shows that the new proposals will fit comfortably within the street scene and the character of the area.



PROPOSED SOUTH ELEVATION 1:100 STREET SCENE

3. **Noise** – we note the comments and trust this will be kept to a minimum whilst the works are ongoing. We understand that Environmental Health will request certain restrictions relating to the working hours during the day.

4. **Privacy** – The new dwellings have been designed to ensure that the main views are at the front and rear of the building. The small side windows in the bathrooms at first floor level will be fitted with obscure glazing at all times. Please note that the existing 2-storey dwelling has direct views to the front and rear so this will be no different.

5. The neighbour at No. 86 has requested that the hedge to the side is to be retained. The client has met with the neighbour and this has been agreed.