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Comments for Planning Application AWDM/1293/18

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 22 September 2018 at 11:11
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 11:11 AM on 22 Sep 2018 from Mrs Loretta Lawrance.

Application Summary

Address: 34 Parkside Shoreham-By-Sea West Sussex BN43 6HA

Proposal: Erection of summerhouse at eastern end of rear garden (retrospective).

Case Officer: Hannah Barker

Click for further information

Customer Details

Name: Mrs Loretta Lawrance

Email: [redacted]

Address: 32 Parkside, Shoreham-By-Sea, West Sussex BN43 6HA

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Other
- Overdevelopment
- Privacy Light and Noise

Comments: Your ref. AWDM/1293/18

Dear Sir/Madam,

Erection of summerhouse at eastern end of rear garden (retrospective)
34 Parkside, Shoreham-by-Sea, BN43 6HA

As a next door neighbour of the above property, I am writing to express my concern at the erection of the summerhouse (retrospective planning application).

Firstly, I would like to point out that the retrospective application is inaccurate as to the question of trees in neighbouring gardens (this was answered none). I have several trees in my garden. These comprise a large mature olive tree, a large mature pittosporum, a large mature prunus and several lilac trees. Additionally, there is a very large mature magnolia tree which is in very close proximity to the summerhouse (just the other side of the fence from the building). I would imagine that the roots of the magnolia tree spread into the land of 34 Parkside.There are also several large mature trees in

the garden of 36 Parkside near to the summerhouse and a large tree in the garden to the rear (east in Greenways Crescent).

Secondly, the application states that the building of the summerhouse took 3 months. I believe this to be erroneous as it took at least six months (it was started in the Spring and not completed until the Autumn).

Design of Building

The concrete base for the summerhouse has been built to abut the concrete footing marking the boundary between the gardens (i.e. there is no soil or garden between the two). There does not appear to be any guttering to the building or a soakaway for drainage. Should there be a significant amount of rainfall it is likely to run towards our property (as our land is lower). With such a large roof area it would appear that there should be some form of drainage.

The building is only 28 cm from our boundary fence which would seem to unnecessarily encroach upon our property. The building seems to have the same effect upon the neighbours on all sides (north, east and south). The gap between the building and our fence is so narrow that when the occupant was building the summerhouse he was leaning on our fence and putting an enormous pressure against it (I could see the fence moving). There is hardly space enough for a person to squeeze through this narrow space let alone erect a building. If there are any maintenance issues this problem would reoccur.
The height of the building would seem to be overly tall for a summer house. Likewise, the size of the building takes up all the landspace apart from a narrow margin on three sides. This means that it is unnecessarily extremely close to neighbours' boundaries. It dominates the neighbours gardens rather than reflecting what should be a pleasant area of garden.

Overlooking, loss of privacy

The summerhouse is visually overbearing in the view from the rear of our house and from the garden. The height and overall area of the building are of such a size that they do not fit into the landscape. The windows (with opening casements) facing west dominate the front of the building and are so large that occupants can look into our garden and down into the rear of our house. The patio at the front of the building is so raised that again we are overlooked. Our privacy has been affected as our garden used to be secluded and screened but is now dominated by this overly tall structure. If this building is intended purely as a summerhouse it could have been erected with more neighbourly compatibility.

Noise, Disturbance

There has been a degree of anti-social behaviour with the playing of loud music from the summerhouse.

This building appears to be used as a pool hall consequently there are gatherings of people and a lot of consequent noise with loud music and the sound of the pool balls ricocheting around. The large opening windows on the building presumably do not help the noise transference.

Parkside has a neighbourly atmosphere with a Parkside Residents Association which meet regularly and neighbours who form a close knit community. While residents have parties and social gatherings it is not usual for neighbours to consistently play loud music.

Yours sincerely,

Loretta Lawrance (Mrs.)