Comments for Planning Application AWDM/0565/21

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 6 May 2021 at 16:04
To: planning@adur-worthing.gov.uk

Dear Sir/Madam,

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

Comments were submitted at 06/05/2021 4:04 PM from Mrs Lois Ellett Pawson.

Application Summary

Address: 56 West Street Shoreham-By-Sea West Sussex BN43 5WG

Proposal: Demolition of existing roof and construction of additional office space within new raised roof

Case Officer: Marie O'Keeffe

Click for further information

Customer Details

Name: Mrs Lois Ellett Pawson

Address: 54 West Street, Shoreham-By-Sea, West Sussex BN43 5WG

Comments Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Reasons for comment:

Comments: Feedback on Planning Application :

In principle we have no objection to the proposed changes to 56 West Street, Shoreham. We can see that the plan is to improve the height of the building in order to allow more interior space, without detriment to the light or privacy of our neighboring property. We understand the property remains as a commercial space, with no change of use.

QUESTIONS & CONCERNS

Integrity of adjoining walls / roof : Our property is Grade II listed and was renovated in 2012 including the addition of tie-bars to secure masonry. The wall to your property adjoining our house and garden is also old and we are unsure how the walls between our properties work together, their footings, and whether the addition of any extra weight or stress on either wall may impact either of our properties. A structural survey could help to assure us that the integrity of our walls will not be compromised by the changes.

Access During Build : We live in a small cottage, with access to the garden area only via our house. We work / study from home and will be living and working in the property during the build stages. It will not be feasible to allow constant access to builders via inside our home. We appreciate the challenge of building in a small space between adjoining

properties - and we could cordon off an area of our garden if/when needed for when works to adjoining space takes place. We will continue to need access to our garden during the build. Most of our plants are in pots and we can move these to the end of our garden out of the way. No weight-bearing scaffolding or structure leaning on our property during the works that might cause damage, clear arrangements for building materials/scaffolding storage and removal of all materials (nothing carcinogenic through our house), repair to any incurred damage with agreement on remedial timescale, builders no radios/no smoking whilst on our property, pavement outside our house kept clear, nothing leaning. We suggest the need for some type of simple but clear agreement for the works - specifying dates when access is needed, how access is gained (a gantry for access?) - this will be about managing expectations during the build - so that its smooth-running for both parties.

Reworked guttering and gulley between buildings : We anticipate this to be an improvement and carried-out specifically as depicted in the architects' visuals with the view from our garden as having new guttering fixed to the edges of the roof of 56 that borders our house and garden - and with the existing guttering taken away. We are keen that the existing guttering is taken away and not left in place, or left in our garden area. With increased levels of rainfall in the UK, how guttering wicks-away rain between the two properties is very important to us. We request that it be no more difficult to access the gully area between the buildings for repair/cleaning access, and ideally made less accessible to pigeons or other nesting wildlife. We anticipate the proposed timber boarding and paint treatment will be compliant with fire regulations.

The roof lights in the proposed new roofspace, as depicted in the architects drawings, will be pointed skywards and not visible from our property or from the road. We note that seagulls and pigeons currently use the existing roof surface for landing and nesting - and whilst its great to have wildlife around us - these birds can be messy, which may mean the skylight panes would need to be accessed easily for cleaning purposes from within Number 56, without needing access to our garden for purpose of cleaning.

We will need to inform our building insurers (Listed Property Owners Club Insurance) in advance of any planned works related to party walls / adjoining roof - when planning permission has been granted and dates for the works are known.

We appreciate that much thought has gone into finding a good balance between old and new features and materials, and as such we feel that the outlook from our property will be improved. We very much appreciate that our neighbours at 56 West Street have consulted with us regarding their proposed changes and shown sensitivity to the listed buildings in the vicinity and character of the street.

We write in support of this planning application.

Kind regards