From: planning@adur-worthing.gov.uk
Sent: 23 June 2023 09:26
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/0732/23

Flag Status: Flagged

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/06/2023 9:26 AM from Mr Simon Collyer.

Application Summary

Address:	100 - 108 Montague Street Worthing West Sussex BN11 3HG
Proposal:	Proposed extension to accommodate new dwelling with mansard roof with flat roof dormers and glass balustrade
Case Officer:	Jackie Fox

Click for further information

Customer Details

Name:	Mr Simon Collyer
Address:	7 Graham Road, Worthing, West Sussex BN11 1TL

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Privacy Light and Noise
Comments:	This development will cause a number of issues. The work permitted by a previous application (AWDM/1752/20) has allowed a second storey to be built right up to the boundary wall with properties on Graham Road. The result of this is that several of the properties now have a blank wall less than 2 metres from their rear windows, blocking out a significant amount of light and sky. This, in my view, is an appalling failure on the part of the Planning department. If the original application had been properly considered and understood, it's very likely that it would have been referred to the Planning Committee and subsequently pushed back from the boundary wall. This additional storey only compounds the problem.

Light
The additional storey further blocks light to the rear of properties on Graham Road. This isn't a matter of conjecture - it can be observed because it has already been built, without planning permission, and this application is retrospective.

Overdevelopment
As above, the second storey already represents greedy development: taking up as much space as possible with no regard for the surrounding properties. This third storey exacerbates that issue. The original plans were incomplete/misleading, omitting the properties most affected, particularly 5 Graham Road which now has a view of a blank wall outside its rear windows.

Noise
A roof terrace in an enclosed space like this will create a lot of noise for neighbours.

As demonstrated by the noise we have experienced during the building work, sound bounces around a great deal in this space. Even the builders' radio, at a relatively low volume, has caused a lot of disturbance. It's reasonable to assume that the terrace is likely to be used in the evening, therefore increasing the likelihood of late-night noise nuisance.

Furthermore, with two sets of double doors opening onto the terrace, it's highly likely that noise will leak out from inside, even if the terrace is not being used.

Privacy
The terrace overlooks the rear bedroom windows of 7 and 9 Graham Road, along with others. Though the plans refer to a "glass balustrade", what has actually been built is a wooden screen with gaps in it. This will do nothing to prevent overlooking and little to contain noise. The proposed "obscured glass screen" should help with regard to privacy but not with noise as a hard surface will encourage sound to bounce around.

Highway access and parking
Parking availability is already strained in Graham Road, and in the town centre generally. Outside of enforcement hours (9am - 6pm, Mon - Fri) vehicles are often double parked or parked dangerously, i.e. blocking pavements. Though the development incorporates cycle storage, it's unrealistic to think that none of the residents will own cars.

Kind regards