Fwd: AWDM/1835/21 - 2 Old Fort Road (replacement email)

1 message

Planning - <planning@adur-worthing.gov.uk> 1 November 2021 at 11:05
To: Planning - <planning@adur-worthing.gov.uk>

From: **NOEL Craig** < >
Date: Wed, 27 Oct 2021 at 22:08
Subject: AWDM/1835/21 - 2 Old Fort Road (replacement email)
To: Peter Barnett <peter.barnett@adur-worthing.gov.uk>

Dear Peter

I thought it would be helpful to respond to the above planning application which relates to my neighbours' property.

I support the application.

The most important feature of the proposal as far as I am concerned is that it does not look to encroach across the window of the master bedroom of my property.

4 Old Fort Road is laid out like many foreshore properties with bedrooms at ground floor level. My house is no exception. Indeed, the only window to the master bedroom is that indicated on the proposed ground and first floor plan drawing with the notation "ground floor extension stops short of neighbour's window".

Whilst the rear elevation of the property as proposed to be extended is a little further south than the existing arrangement (and the western side is extended a little further still) I do not wish to raise an objection. The applicants consulted me on the project and I consider that the architects have produced a satisfactory response in this respect.

Your DM Standards (No 1, paragraph 2.15) states:

"Houses and bungalows should usually be designed so that it would be possible for extensions to be added without detriment to adjoining properties. Where this is not possible “permitted development” rights will be removed by condition."

I would therefore propose that as part of the grant of planning permission, permitted development rights under Part 1 Class A (A) be withdrawn in order to provide future protection in this regard. The justification for this is that I believe that the applicants (or their successors in title) would still otherwise be entitled to construct (in addition to the proposal) a two-storey rear extension 2m from the common boundary with my property, up to 3m from the original rear wall. As the latter is proposed to be extended

by around 1.5m, a further 1.5m extension, built in addition to the proposal now before you, would very significantly compromise the light into (and amenity of) my master bedroom window.

This is something that I have discussed with my neighbour, who is content that this be a condition of the grant of permission. I believe the applicant's agent may be in touch with you accordingly.

Kind regards,

Craig

4 Old Fort Road
BN43 5RJ