Tuesday 2nd January 2024

Proposed Two storey dwelling in the grounds of Glebe House.

Thank you for extending the date for comment to 5th January2024.

I have owned and lived at Grantsmead since 1984 and this proposal is extremely close to my boundary. Considering all the land in Glebe House I am astounded how this proposal is being squeezed into a tight site right on my boundary. A relevant planning consideration is the loss of privacy and light and noise disturbance affecting my property and land and extra traffic in Upper West Lane. Already traffic leaving Upper West Lane and exiting onto the A27 is a very dangerous hazard.

I have found the plans quite difficult to follow and need clarification on several points please before it is considered for approval.

I see from your letter relevant planning considerations relate to several pertinent issues as follows: -

1. Effect on conservation area

2. Effect on trees

3. Overlooking, loss of privacy and light

4. Noise, disturbance, traffic

5. Highway safety, traffic and parking

6. Planning policies

I should like to make comments on these issues as already shown above and below.

Ownership of this land is shown as being by the O'Donnell's. I'm not aware of a sale of the plot by Mr Taylor of Glebe House to them but I know a certificate of ownership must accompany the application. I assume you have this ownership document.? The boundary wall and fence to my property is owned by Glebe House. Has this ownership been transferred? The fence is in dreadful need of repair so legally I need to know rightful ownership. (O'Donnell's or Taylor?)

This proposal is extremely close to the border of my property. I have found the small online plans difficult to read and comprehend. I need clarification, please, on several more items before the council consider for approval. I am going to have a dreadful view from my main bedroom window of my property of a 21ft pitch roof plus a bank of PV Panels as the height of the pitch roof as shown on drawing no. 2.02 coincides with the top of my main bedroom window. All this in place of trees!

This is in the North Lancing Conservation area and very close to the old cemetery in Upper West Lane which is already under controversy because of another development which may impact on the badgers which live in this area. Since this site was partially cleared for levels and cage barriers put up, the badgers which frequent this area have disappeared. They usually appeared daily on my security camera. Already this clearing has affected their protected habitat. There will be considerable impact on trees. The tree survey states hedges and trees will be removed. I couldn't see which ones please notify me.

The owner of Glebe House has himself placed preservation orders on trees on his property. He recently applied and was granted permission to remove an ancient yew to preserve a rare and ancient wisteria along with ancient flint walls. I would like to know if this wisteria is protected along

with the ancient walls mentioned in that application or will they be removed? Again as it is not clear from the submitted plans! I think the yew plus another tree have already gone. Also has the replanting of a yew tree taken place? As well as badgers on the land there are also pipistrelle bats (a priority species) and owls as we are in a conservation area. Foxes, squirrels, and other wildlife frequent too but not protected.

Can I be assured that if this planning application gets approval, it will only be single storey adjacent to my land? I am concerned once approved it can be altered to 2 storeys. As this is to be a self-build will it be monitored by the council to ensure it follows the submitted plans?

Am I correct there will be no windows overlooking the whole of my land and property? only those indicated on the submitted plans and fitted with obscure glass.

I note air source heat pump will be the main provision of energy. However, no number of these or positioning is shown. I should like to be reassured they will not be near my property as they will cause considerable noise. Please notify me of how many and their positioning. How can you determine if noise would affect adjoining residents if this information were not supplied? (There is a flagged consent dated 27/11/23 Mr Nadeem Shad no info of amount)

Why is there a twin wall flue for a boiler or wood burner shown high on the property? A boiler should not be necessary with air source heat pump. Also, I am very concerned if a wood burner is being put right near my property causing considerable smell, pollution, and nuisance. I thought new properties are not supposed to be using wood burners. If this is the case the applicant needs to confirm that there will not be a wood burner incorporated in this proposal or an appropriated worded Condition.

Regarding the vehicle access information- Bearing in mind that this is a 3 bedroomed detached house being proposed, on plan only 2 vehicle parking places are shown and no double turning space. I cannot understand how if there is already one car parked how the other turns. They will obviously be reversing onto Upper West Lane causing a danger. The layout proposed does not allow for visitors parking. Also, the already existing parking afforded by Glebe House into Upper West Lane should be considered. Upper West Lane is an unadopted road. WSCC highways do not keep it in good repair. I am also concerned from the plans that the new property is taking some of Upper West Lane land as Glebe House boundary is shown set back much more.

I believe that this new property will be within 3 metres of my property. Am I to be served a Party Wall Act notice?

Will any drainage rights be requested under my land? I see there is a cesspit in Glebe House grounds. Is this still in use and how frequently will this be emptied and cleaned should the proposed new property drain into it? The drainage for this new property needs to be clearly shown and added to the submitted plans as a matter of course.

Not certain about water rights etc but water may pass under this land as I believe there is a well under the bungalow or inside the property known as Rose Cottage. Many years ago, the residents living locally were advised of this.

Until the points I have raised are clarified I wish to object to this application as submitted.

I await your comment.

Many thanks.