Mark Atkinson

12 Kings Walk
Shoreham by Sea
BN43 5LG

[redacted]

Development Control
Adur District Council
Civic Centre
Ham Road
Shoreham by Sea
West Sussex
BN43 6PR

17 March 2010

Subject: ADC/0048/10 – Proposed Single Storey flat roof rear extension at 14 Kings Walk, Shoreham by Sea, BN43 5LG

Dear Hannah Barker

Thank you for your letter of 8 March 2010. In response I have read the information concerning the above planning application on the www.adur.gov.uk website, which included the letter to neighbours dated 16 February 2010. Thank you also for your visit on 16 March 2010 at which you took a few photographs.

My wife and I wish to register our strong objections to the above application. We have detailed our objections in the Attachment to this letter. Please confirm which of our six objections were considered of any merit in determining whether to approve the proposal. Indeed we would like to be notified of the outcome of this application.

We wish to attend the Development Control Committee meeting, if one is held, and speak on the application. Please inform us by email of the date and time. A PDF file of the explanatory leaflet attached to email would be acceptable to us or a link to it. If the application is referred, we require sufficient time to seek the support of our local Councillor through Democratic Services.

We do not wish to fall out with any of our neighbours but find it disconcerting that the planning impact on our environment was disregarded.

Yours sincerely

Mark Atkinson

Mark Atkinson
12 Kings Walk, Shoreham by Sea, BN43 5LG

Attachment 1

Detailed Objections to Planning Application ADC/0048/10

Our detailed objections are based on the files on the www.adur.gov.uk website as of 0700 16 March 2010.

1. Design. Building height is more than 1200mm too high.
   (a) Looking at the plans, it is clear the proposed extension is taller than their existing extension.
   (b) Measuring from the plans we printed from the PDF files, in relation to the boundary wall which is cited as 1800 mm above the notional ground level, we calculated the roof at 1240mm above the top of the wall: over 3040 mm.
   (c) The ground in our garden falls away from the wall, accentuating the apparent height.
2. Design. Extension runs the entire length of our garden.
   (a) The extension runs the entire length of the boundary wall on our side. Our garden is significantly shorter than our neighbour's garden. An extension over 1200 mm above the boundary wall running its entire length is overbearing.
   (b) There is a window that allows our neighbour to overlook our entire garden. This removes any privacy. It also allows our neighbour to look inside our house.
3. Design. Proposed extension is too close to the boundary wall.
   (a) The proposed extension is extremely close to the boundary wall. It would be impossible to extract an injured or distressed animal that may have fallen between the wall and the extension.
   (b) The plans make no provision for guttering or drainpipes. Consequently, rainwater will fall onto the wall and will, over time, discolour and possibly damage the boundary wall.
   (c) There is insufficient room for our neighbour to maintain the side of the extension closest to the boundary wall. Window cleaning may require access from our garden or access over their roof.
   (d) There is a risk that the building work will lead to the wall being damaged if foundations have to be dug or if the weight of the base causes the ground to move over time.
4. Design. Proposed extension possibly too close to our house.
   (a) We suspect, but cannot be certain from the plans, that the proposed extension will be constructed within 3 metres of the corner of our property. There is a risk of subsidence damage to the corner of our property when the foundaticns are dug.

5. Appearance. The extension looks unsightly from our garden and out of keeping with the surroundings.
   (a) The proposed building will have the appearance of an industrial unit and unpleasant to look at. Coupled with its height and length it takes on the appearance of a factory unit. This is out of keeping with the surroundings.
   (b) The proposed building will cut light and sky cover in our small garden, creating a claustrophobic and oppressive atmosphere. We will be made to feel uncomfortable in our own garden.
   (c) We would have to erect a tall building to hide the proposed extension and block the view from the window overlooking our garden. Our garden is not large enough to accommodate a construction without significantly reducing the garden size.
6. Reduction in the value of our property.
   (a) The extension is so ugly and overbearing that we would find the market value of our house being significantly reduced, should we decide to sell up, when compared with the value without the proposed extension. If necessary, we could survey local estate agents for an informal opinion.