Planning Application AWDM / 1351/22 - 19 Southview Close

1 message

Clive Andrews [redacted] 31 August 2022 at 18:07
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>

Dear Mr Peck

We write in relation to planning application AWDM/1351/22 - 19 Southview Close.

There are two aspects to this application: the ground floor extension and the first floor extension. We have no objection to the ground floor proposal, but we firmly object to the proposals for the first floor, primarily on the grounds of loss of privacy by being acutely overlooked.

We are already overlooked to an extent by the existing Velux-style windows that were installed at 19 Southview Close in 2012. I understand these windows were subject to objections at the time, but were nevertheless allowed.

The new proposal would increase the severity of this overlooking effect in three significant ways: proximity of windows, size of windows, and angle of windows.

Proximity: The proposed windows would be moved closer to our property by some 3.5m from their existing position. There is already not a great distance between the rear windows of our respective properties, so any reduction in this distance represents quite an encroachment.

Size: The area of the window glazing looks set to increase considerably.

Angle: By moving from a sloped 'Velux-style' design to a conventional window, the ability to look out of the two enlarged windows is increased considerably.

Our house, located directly in line of sight from the proposed new windows, is small, with a limited amount of rooms. As such, we spend the majority of our time in our living room and on our patio. Our living room has large patio doors, enabling lots of visibility into our house. Therefore, the loss of privacy would be acutely felt by us, enabling a clear view of ourselves for much of our time at home. This would constitute an enormous and unacceptable loss of privacy.

We understand it is commonplace to consider neighbouring houses as precedents, and as such, we observe that there is a rear-facing dormer window at 16 Southview Close. However: this would not make an appropriate precedent, because: it overlooks a parking area, not a private house and garden; the glazed area is less; and the window is set a distance further back in the structure of the roof, not directly above the building's current rear wall, as is proposed at number 19.

Though our main objection is on the grounds of loss of privacy, there are other implications - specifically for noise (as these bedrooms would effectively be moved 3.5m closer to ours) and for loss of light (as more shade would be cast upon our garden).

We would stress that we do not object to the ground floor extension proposal, but as a house that has been extensively expanded over recent years - arguably too much so - the construction of large first floor windows that directly overlook us (and infringe upon our privacy so much) is a step too far. This particular aspect of the building should be retained as it is.

Clive Andrews and Melody Weightman
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