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Comments for Planning Application AWDM/1271/19

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 28 August 2019 at 19:26
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 7:34 PM on 28 Aug 2019 from Mr THOMAS BROWN.

Application Summary

Address: 36 Eastbank Southwick Brighton West Sussex BN42 4QL

Proposal: Proposed single storey side extension.

Case Officer: Gary Peck

Click for further information

Customer Details

Name: Mr THOMAS BROWN

Email: [redacted]

Address: 24 Ridgeway Close, Southwick, Brighton, West Sussex BN42 4QQ

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Overdevelopment

Comments: This planning application is strongly opposed due to over development on the site.

Already the owners have repeatedly breached Adur planning procedures , over buildings already constructed on the site, erecting a large outbuilding annex, without prior gaining the correct council planning consents. Additionally erecting a oversized garage against the boundary without appropriate planning permission.

When plans / block plan were submitted for the certificate of lawfullness, for a double garage in October 2013, by the owners Architech Phillip Clay, he intentionally failed to include the large orangery/conservatory built onto the owners already extended property. This large, semi glass brick building, is classed as a Permitted Development, and should off always be included within council planning applications yet was purposely excluded.

Had Mr Clay included this , and the ADC case officer Known only as [MOK] also included this within his ADC delegated officers report, dated 19/12/2013, then the certificate of lawfulness for a double garage would potentially, never of been permitted.

Consequently, an enormous garage built tight against the boundary, and exceeding that off permitted development, larger than then submitted proposed drawings in both size and height , I believe has already exceeded the ratio allowed by adur district councils allocated site ratio allowance.

The development control - Delegated officers Report, dated 19/12/2013 provides a break down of m2 taken up and used on the site. It states that including the proposed garage , [which has not been built as per proposed drawings] the square meter area used is 231.87m2. This does not include the orangery glass building added to the rear extension . This along with the proposed development side extension, exceeds the allowed development ratio, so it would be unlawfull to permit a further planning permission for a garden that is already clearly, over developed.

The council is legally obliged to enforce breaches in buildings built without the appropriate planning permissions. To date ADC enforcement has failed to do so regarding the double garage. For this reason I have now been forced to involve solicitors in order to remedy the overbuilding at 36 eastbank and the constant failures of enforcement by adur district council. Additionally the fact that the residents architect, Mr Phillip Clay, is repeatedly submitting misleading applications , with incorrect ordinance block plans, along with incorrect details should also be scrutinised. I have strong concern, that buildings already erected, are the said size , included within blueprints submitted to the council and now need to be remeasured. From my rear windows , their garden, has substantially reduced in its size , and been replaced by huge outbuildings.

In then year 2000, Full planning permission was granted to my property for a room in the roof and a two story rear extension using the correct planning procedure. On all, of the applications made to adur council for proposed applications at 36 East bank , drawings submitted, repeatedly do not show my rear extension on any block plan. This is clearly misleading to adur district council and would affect planning applications made by 36 eastbank for a number of reasons.

Before any further applications to extend at 36 Eastbank are considered, including this proposed side extension , ADC need to complete a full investigation into area and building sizes that have already been constructed, with permissions gained using misleading/ false information.
Solicitors have now been instructed , and adur district council and the owners at 36 eastbank will be notified in due course.