ADUR & WORTHING
17 MAR 2021
PLANNING SERVICES

Monday 15th March 2021

Reference: AWDM/0354/21

Proposed Permitted Development on 3 Pratton Avenue, Lancing, BN15 9NU.

My details:

Mr Gavin Beard
5 Pratton Avenue, Lancing BN15 9NU.

Dear Sir/Madam,

I am writing in regard to the above mentioned proposal which I have been notified about by Adur and Worthing Council via post. I understand the proposal is made under permitted development and, if approved, could go ahead in spite of any objections we or our neighbours may have.

I purchased and moved into 5 Pratton Avenue on Friday 26th February having had all the usual searches carried out. Immediately after this we found out the property next door had been bought in auction and the new owners are now planning to build a double dorma into the roof on both the north and south side of the property. The aspect in question is the north side that faces our home.

The property I have just purchased has had these roof extensions recently completed and signed off in much the same way via permitted development. My concerns are that I have side dorma windows as have been previously agreed with the council and signed off some time ago. Again, the aspect which will be detrimentally impacted will be our South facing dorma where my childrens bedrooms are, effectively denying all light into their rooms and turning them into cells without even a reasonable degree of light.

Our major concern is also the close proximity of our properties, although detached, are about 2 feet apart with a small gulley, barely accessible for routine maintenance and repairs. If the North facing dorma were to go ahead, we would be approximately 70/80 centimetres (perhaps a little more, I'm not yet clear) apart with no light and a potential fire risk. If you look at the plans you have of No 5 you will see how dreadfully close this proposal is to us.

This will give us poor ventilation with no access to maintain our properties, clean/renew our guttering or any potential roof repairs. The weatherboarding needs to be cleaned of moss and weathering every 2-3 years and if this plan goes ahead, neither of us will be able to maintain our homes in a good state of repair.

Although the plans for No 3 are viewable online, it makes no mention of the building materials being used and I am unclear if the West facing window is a doorway onto the roof of the extension which could then overlook our property detrimentally if it were to be used as a roof terrace. I hasten to add, this MAY NOT be part of the proposal, it is hard to ascertain from the drawings.

I would greatly appreciate your consideration of the matters we have raised and a response to them from you would be most appreciated.

Yours sincerely

[redacted]

Mr Gavin Beard.