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Planning - <planning@adur-worthing.gov.uk>

AWDM/1542/23 – 4 Manor Way, Lancing

1 message

Elaine Barber [redacted] 14 December 2023 at 17:41
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Dear Mr. Albon

Re: AWDM/1542/23 – Demolition of garage and rear lean-to. Construction of single storey side extension. Loft conversion, with hip – to – gable roof extension, rear dormer, front dormer and front roof light - 4 Manor Way, Lancing, West Sussex BN15 0QU

I would be most grateful if you would acknowledge receipt of my email.

The applicant came to our bungalow, 6 Manor Way, at the beginning of November and introduced himself. He said that he was purchasing Number 4 and was making some changes. He informed me of the above alterations, and we would receive a letter from the Council regarding these changes. He informed me that he would be moving in with his mother.

When I asked about the rooms in the roof, apparently, they would be for visiting relatives. I downloaded the plans and read them it seems to be a complete over development of the bungalow. There would be five bedrooms in total for two people living there. What are the long-term plans here, live there a while and then move out, and then let the rooms out as an H.M.O. we have been down this road previously where we used to live in the middle of a row of terraced houses, next door was sold and had two bedrooms, it was converted into a six-bedroom house, the noise was non-stop as people came and went all hours of the day and night. This is one of the reasons we moved to Manor Way, because it is a quiet area.

This alteration at Number 4 has all the hallmarks of the same thing happening, which would not be welcome, I hope that I'm wrong, and should the alterations go ahead where are all the contractors' vans going to park, not in the road I trust, it's not wide enough.

The front dormer should not really be allowed. The two dormers look like an ugly black box stuck on the roof totally out of character and will be any eyesore. None of the other properties in the street have done this, installing flush Velux style roof lights would maintain the character of Manor Way.

The side extension seems to come right up to the property boundary, see plan 0530P.03/P.02. I am wondering how any future issues with this will mean gaining access via our property, as I have already written this is over development. There is also an inspection chamber which will be covered. I notice that the extension seems to be raised up quite a lot, this could cause surface water to access our property, this whole area suffers badly with ground water issues. There is also a possible issue with the removal of the lean-to as a culvert for road drainage runs under number 4, so extra care needs to be taken so as to damage or disturb this as this drains road water from Grinstead Lane, under number 4 and number 3 towards New Monks Farm and into the river Adur.

The demolition of the garage. The south side of the garage is right on our boundary, if the garage could be demolished, but leave the south wall up, but at a reduced height there would be no need for a fence to be installed and would be a firmer defense against wind damage as number 4 had quite a number of panels blown out during high winds.

If you over lay plan 0530P.01 with 0530E.01 there appears to be a wall sitting on the inspection chamber on the driveway, maybe the chamber will be moved, but it isn't shown.

Overall, this is a most unattractive and unwelcome plan.

If the applicant would like to purchase a 5-bed property, why not buy a house not in a flood area?

Yours sincerely,

Mr. S.T. and Mrs. E.P. Barber

6 Manor Way, Lancing, BN15 0QU

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