Debbie Johnson

From: Planning
Sent: 09 May 2013 16:47
To: Planning
Subject: Application Comments for AWDM/0513/13

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

Comments were submitted at 4:47 PM on 09 May 2013 from mrs maureen ashley.

Application Summary

Address: 3 Beach Road Shoreham-By-Sea West Sussex BN43 5LJ

Proposal: Single storey front and side extension (garage and car port demolished)

Case Officer: Matthew Porter

Click for further information

Customer Details

Name: mrs maureen ashley

Email: [redacted]

Address: 2 beach road shoreham

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:
- Design
- Loss of General Amenity
- Privacy Light and Noise

Comments: We are adjacent to this property on the western side. The plans for this development have not previously been discussed with us. The gap between the properties is extremely narrow- less than 1m (0.8m). The height of the present wall is 2.2m and presently is totally in front of our study window and kitchen door, partially in front of our side lounge window and not in front of our kitchen window at all. All of this we accepted when we bought the house 21 years ago. The proposal blocks off all four spaces and also raises the height of the wall by 0.8m...so contrary to the supporting statement submitted (claiming it would be an improvement for us!), this worsens the light into our house very considerably. The study window, presently the only one that is totally walled off, gives us direct experience of how this would look. In fact it would be much worse than at present because of the higher wall proposed. It really would be like having all four glazed areas/light sources bricked up. The most acute problem is regarding the loss of light to the kitchen. Our kitchen is very much a living space, not used solely for food preparation. Our property has a very small rear garden, as

the planning officer has seen; we can not retreat to the bottom of the garden to get some private amenity space. The proposal brings the front line of the main house forward by the depth of the front extension, thus altering the original design of the juxtaposition of these properties and reducing our amenity/views easterly along the coast. We are also very concerned about how this development would alter our ability to access our own property for maintenance and repair. Because of the extremely narrow gap between the houses we need to request access from no.3 when we need to access the roof or gutters or have the walls painted. The gap is too narrow for a ladder and we have previously been able to have access to erect scaffolding. Houses on the seafront need more than the average amount of maintenance so this factor assumes a greater significance here over that in other areas. So in summary, loss of light, most especially into our kitchen, loss of amenity and concerns over access are our grounds for concern. Concern is too mild a word. If this keyboard had a key marked 'teardrop' I would press it. To end on a more positive note we are pleased that there is an intention to improve this site.

3 Beach Road

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