From: planning@adur-worthing.gov.uk
Sent: 26 November 2023 11:25
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1488/23

Flag Status: Flagged

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 26/11/2023 11:25 AM from Ms Anna Rimoldi.

Application Summary

Address:	27 Alexandra Road Worthing West Sussex BN11 2DU
Proposal:	Two-storey pitched/flat roof Extension to South side of the property
Case Officer:	Amanda Haslett

Click for further information

Customer Details

Name:	Ms Anna Rimoldi
Address:	28 Alexandra Road, Worthing, West Sussex BN11 2DU

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Privacy Light and Noise
Comments:	I oppose the plans in their current format due to the below 1. Bulk and necessity - The extension reaches a height of 5.72 metres composed of two aspects A. Ground floor height of 2.68 metres. The plans show that this is to be used as a garage. Given the average ceiling height in the UK is 2.4 metres and the room is to be used for simply housing a car I would question the need for 2.68 metres and would encourage a lower ceiling that is no higher than necessary. B. 1st floor of 3.04 metres at the highest point. Again, the average ceiling height in the UK is 2.4 metres so 3.04 metres at the highest point (26% higher than the UK ceiling height

average) would appear excessive even taking into account ceiling insulation etc. This is illustrated by the fact that bungalows in the UK have an average height of 3.3 metres and even in my own property, an Edwardian property, the highest ceiling I have is 2.8 metres.

2. Light - I would like confirmation that the current plans do not impact our light. This can be a subjective topic so I would welcome independent confirmation that the 25 degree rule has been considered and that light into my property will not be impacted by this proposal given the 5.7 metre height.

3. Aesthetics - every other property on the street has a view opposite of either a Victorian or Edwardian property. No other house has such as gap between it and the next property. If the gap is to be developed then I do believe that it should be in keeping with the street. The view from our property will be almost straight onto the extension. There are two aspects I would comment on

A. I believe the extension will look rather unusual given the ground floor has a height on 2.68 metres however the upper floor and roof (tiled with the same material) will have a height of 3.04 metres. I believe this will give it a 'top heavy' look which is not in keeping with what other neighbours look onto.

B. The upper floor appears to be a steep angled roof which the plans show will be tiled to match the existing roof. Given the angle, which looks to be steeper than the main property roof angle, and size this will be particularly visible from our 1st floor windows and not in keeping with what other neighbours have as their view. I believe this ties into my first point on bulk. A reduction in height would greatly improve the appearance and ensure we have as pleasant a view as every other house on the street.

In summary I understand my neighbours desire for an extension but would encourage a re-design that is not excessive in height for the need of the building, that improves how it blends into a unique street and gap and does not impact the light coming into my property

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Kind regards