From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 23 November 2024 18:21:53 UTC+00:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/1388/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/11/2024 6:21 PM from Ms Emma Atkinson.

Application Summary

Address:	11 Kings Walk Shoreham-by-sea West Sussex BN43 5LG
Proposal:	Proposed ground floor wrap around extension, partial first floor wrap around extension, loft conversion including front and rear dormers and alterations to fenestration. Timber cladding to first floor.
Case Officer:	Hannah Barker

Click for further information

Customer Details

Name:	Ms Emma Atkinson
Address:	12 Kings Walk, Shoreham-by-sea, West Sussex BN43 5LG

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Design - Other
Comments:	The plans look great and we are sure they will love the views from the dormer in the roof. We hope they will enjoy the new home as the boys grow up. There is, however, a technical matter that needs their architect's attention.

Our Title Plan (Land Registry ref WSX154059) shows the boundaries for the properties along Kings Walk. There is a small triangle of land, which lies north of a low wall at the side of our block paving drive and to the west of the garage wall. Presently we do not use that part of our plot because we do not have direct access to it.

The proposed plans include a small block plan with a red outline that we think is wrong and needs correcting.

Why might that be important?
We are instructing an architect to examine various options for improving our house at 12 Kings Walk. One of the options we are considering involves creating living accommodation on one or two storeys (with roof) in the space presently occupied by the garage. We do not yet know what might be needed and we do not yet know if the modifications we have in mind are cost-effective. If the foundations under the garage need to be made stronger, we are likely to extend the foundations to include that small triangle of land. That would reduce the width of the path to their garden.

Either way, the block plan with the red lines should show the boundary accurately (i.e. without the triangle of land) on both "before" and "after" diagrams. With those adjustments we support their proposal.

Kind regards