From: planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk>
Sent: 24 November 2024 13:14:48 UTC+00:00
To: "planning@adur-worthing.gov.uk" <planning@adur-worthing.gov.uk>
Subject: Comments for Planning Application AWDM/1207/24

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 24/11/2024 1:14 PM from Mr Darren Black.

Application Summary

Address:	Victoria Lodge 48 - 50 Shakespeare Road Worthing West Sussex BN11 4AS
Proposal:	Retention of attached garden room to rear to be used as staff room/ therapy room
Case Officer:	Jackie Fox

Click for further information

Customer Details

Name:	Mr Darren Black
Address:	Flat 1, 46A Shakespeare Road, Worthing, West Sussex BN11 4AS

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Overdevelopment - Privacy Light and Noise - Trees and Landscaping
Comments:	I object to the present state of these works based on the following reasons: 1. The style of the two new extensions are out of keeping with the existing roofline of the old extension. the pitch and height of the roofs of both new buildings are different from the old extension

and each other.
2. The larger extension towards the end of the garden does not have guttering attached on the side that borders my garden. As such I am concerned that run-off rain water will undermine the foundations of the wall and cause damage to its foundations. So I would want the new extensions to have guttering appropriate to their size.
3. The new buildings have not been painted and therefore are out of keeping with the old extension (which is painted white). I feel the new buildings should also be painted the same colour as the old extension.
4. The magnolia tree in the garden of the property has, in my opinion, been heavily compromised and the side of the tree that is adjacent to the new building appears to be damaged.
5. I fear there may be noise that emanates from the staff / therapy room from TVs and / or music systems. I would hope that we could be reassured that this will not be that case should the building remain in place. The new buildings have been set very close to the property boundary wall and I am concerned that any noise from the staff / therapy room may cause disturbance when I am in my garden. There is a history of noise disturbance from 48-50 Shakespeare road due to the installation and running of a commercial extractor fan on the side of the building. I would not want similar noise disturbance to come from the new extensions.
6. My freeholder has been treating Japanese knotweed on our side of the property line for almost 10 years. The knotweed had been present in my garden and that of 48-50 Shakespeare Road. Over that last couple of years the treatment of the knotweed had been successful and there had been no re-growth. I had written to the manager of 48-50 Shakespeare Road asking them to ensure the ground was not disturbed until the environmental specialists contracted to treat the knotweed gave the all clear. Unfortunately, due to digging work to create these buildings the knotweed returned on the 48-50 Shakespeare Road side of the garden wall. Our contractor treated the small shoot of knotweed that had re-grown but I am concerned that the ground works undertaken by the builders of the extension have caused the knotweed to re-grow. We won't know if this is an issue until Spring 2025 but I am concerned that the owners of 48-50 Shakespeare Road now take responsibility for any re-growth and pay for any further treatment work that is required to remove the Knotweed. I have reports from the contractor and photos should you wish to see them.

Kind regards