Debbie Johnson

From: Planning
Sent: 23 August 2012 10:24
To: Planning
Subject: Application Comments for AWDM/0997/12

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

Comments were submitted at 10:23 AM on 23 Aug 2012 from Ms Natasha Tootal.

Application Summary

Address: 9 Anchor Close Shoreham-By-Sea West Sussex BN43 5BY

Proposal: Retention of side and rear conservatory.

Case Officer: Marie O'Keeffe

Click for further information

Customer Details

Name: Ms Natasha Tootal

Email: [redacted]

Address:: 8 Anchor Close Shoreham-by-Sea

Comments Details

Commenter Type: Neighbour

Stance:: Customer objects to the Planning Application

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

Comments: I wish to strongly object to the so called conservatory proposed for 9 Anchor Close. This is not actually a conservatory but a huge and poorly constructed 'lean to'. My objections are based on the following: Design, Appearance, Materials, Character: Design: The design is too large for the property and is poorly constructed. The elevation of the roof is not at a suitable angle and in heavy rain and wind water will not flow away but will seep into the brickwork of my adjoining property causing damp and in the long term, structural issues. I note that the elevation in the plans is at a significantly greater angle to the actual roof. The most significant issue regarding the design is the fact that without my knowledge or permission, the down pipe that was fixed to the guttering the serves the rear of both properties has been cut. Therefore, water is following directly onto the roof of this building straight into the garden. As well this being very noisy, it could also lead to flooding of this property and mine. I understand that the intention is to fix a pipe to the

guttering for my house and for their garage and to direct it all into a water but. Therefore, all the water from my roof, their roof and garage roof and the building roof will overflow and cause flooding. As the subsoil is clay this will lead to the flooding of my garden, potentially No 7 and No 6. I have invested a significant amount in my garden and would have no option to sue the owner of No 9 to recover costs and compensation. Further, when the concrete floor was laid the air bricks were blocked. This could lead to damp in No 9 but also my property. Materials: This building is being constructed with sub standard materials and is not even fixed securely to the rear of the property. The so called 'elevation of the roof has been created using untreated softwood and filler foam and the roof is constructed of cheap plastic which creates a great deal of noise when it's raining. At the construction is so poor it is likely that the building will fall into disrepair very quickly, making it look even more unsightly than it already is. There is also a danger that in time it could collapse potentially causing damage to my property. Appearance & Character: This is not actually a conservatory but a very large 'lean to'. It is not of an appropriate standard of appearance in keeping with Anchor Close which other neighbours have taken into consideration when building a conservatory (e.g. No. 6). This building along with the two other sheds in the garden of the property give the impression of a commercial tip rather than a residential garden. Whilst the fact that 'Effect on value of property' is not taken into consideration I would like to stress that permitting this building will lead to loss of value to my property. In addition, the building is constructed of white UPVC. The windows and patio doors of this property and mine are wood effect UPVC and when I replaced my patio doors this is what I had fitted to remain in keeping with the building. White UPVC makes this building appear very intrusive and not at all in keeping with the windows and doors of both properties. Overlooking, Loss of Privacy: The building is too close to the boundary fence and the top opening windows directly overlook my property, into the garden, living room and back bedrooms. If the top windows are opened they actually cross the boundary into my property. In addition, although no guttering has been attached to this side of the building, if it is, it will also cross the boundary. The boundary fence is technically No 9's but I paid for it and maintain it. It will now be impossible to maintain the fence from the neighbouring side leading to the fence falling into disrepair and when this happens, the full side of the building, which is clear glass, will have full view of my garden and the rooms at the back of my house. Noise, Disturbance, Traffic & Smells: Noise & Disturbance: I have already mentioned the noise that is caused by rain on the roof of the building. This makes it impossible for anyone to be able to sleep in the back bedrooms when it is raining. It also means that I cannot have a conversation or hear my TV when it's raining unless I close all the rear windows and doors which is not ideal in the summer. As the building sides are intended to be constructed of glass and a thin plastic roof, the building will not be sound proof and on the assumption

that this building will be used for extended living space, the noise levels will be unacceptable.