Subject: Fw: Re: Ref ADC/0010/06 – Rose Cottage, Upper West Lane, Lancing, West Sussex

From: Alec Roberts [redacted] # 4 GRANTSMEAD, NORTH LANCING, WEST SX BN15 ORG

To: planning@adur-worthing.gov.uk; [redacted]

Cc: developmentcontrol@adur.gov.uk; gary.peck@adur-worthing.gov.uk; james.appleton@adur-worthing.gov.uk; kevin.masters@adur-worthing.gov.uk; peter.latham@adur-worthing.gov.uk;

Date: Friday, 25 January 2013, 0:11

Hannah Barker. – (PCR ALSO EMAILED)

Re: above retrospective planning request from the owner of Rose Cottage, Upper West Lane, Lancing, West Sussex. (AWDM/0019/13)

I have now received a letter from you advising that the owners of the above property have now submitted a retrospective planning permission request, resulting from my previous complaints regarding their deviation from original approved planning permission, and your subsequent site visit.

Oddly and slightly worryingly, despite my previous contact on this topic, this letter was addressd to the 'owner/occupier' of 4, Grantsmead rather than me by name.

I will send this/my letter formally in the post to you as well, but wanted for consistency to also email you and parties previously ccd on this matter.

Having eaxmined the documents filed on your website relating to this retrospective request, I am very surprised and disappointed as to the inadequacy of detail and information relating to this development and specific deviations from original approved plans.

The application appears insufficiently completed, with gaps, and also the only information detailed as a deviation from original request is the roof materials (no mention of differing/higher roof height, close adjacency to existing boundary, differing rainwater drainage plan etc). The application also marked the works as being completed, whereas in fact they are not and still in progress.

The drawings I can see do not appear to show any measurements relating to the heights (dual) of the new development (which has in fact two varying heights across it's length....one stretch being c0.5m above the existing boundary, the other stretch being c1m above the existing boundary). Neither do they show any measurement detailing the proximity to the existing boundary. Neither do they effectively describe how different the roof design is to be Vs the original plan.

The original plan approved stipulated the new building height was to be no more than c0.4m higher than the existing boundary. That also there was to be sufficient gap between the new build and existing boundary to allow for essential maintenance. The original plan also stipulated guttering for effective drainage away from the existing boundary.

The new build as it stands, which has been erected in contravention of the previous approved application, has dual height across it's length. It is c0.5m hight difference above the existing boundary along one stretch, but a c1m height difference above boundary fence along the remainder stretch. The build is also only a few centimeters away from the existing boundary fence - thus not allowing any adequate space for essential maintenance (to either the new build or existing boundary fence). In addition, such close proximity to the existing boundary fence which is already at the maximium building regulations height, the new build is effectievely forming a new boundary but at a significantly higher height than would normally be permitted per building regs.

As i understand it, the new intention is changing the roof design - removing the prior boundary edge guttering design, with instead an intent to slope the roof away from the boundary edge in south/east/westerly falls in an

attempt to carry the rainwater away from the boundary.

I object to the revised planning request on many counts:

1. I now suffer a loss of light due to the significant height of the new build above the existing boundary fence. This is loss of light impact is both into my kitchen via the south and west windows, and also in my garden.

Year round the sun is from a southerly direction, and for the majority of the year relatively low on the horizon. Thus my loss of light has already proven to be significant. Were the sun directly overhead the issue would be less so, but that unfortunately is not/will never be the case.

2. The new build height combined with such close proximity to the existing boundary fence exacerbates this issue essentially forming a new boundary way above what i understand to be building regulation boundary height.

3. The close proximity of the new build to the existing boundary fence prevents the ability to undertake any maintenance work required in the future - to either the new build itself, or the boundary fence.

4. Without effective/proper guttering on the boundary edge of the new build roof, rainfall over time will undermine the existing boundary fence. Whilst the new build roof is near complete subject to top layer, and has already been 'angled' in a south/east/west slope....this design has proven innefective in directing the rainfall away from the boundary edge, with the boundary fence already showing evidence of this rainwater impact.

I attach numerous photos showing all the issues I have identified above, ie loss of light, close proximity of new build to existing boundary, ineffective roof drainage etc.

Whilst I know the owners have gone ahead and developed their build (in contravention of your original approved plan...) to a seemingly near complete structural state - I would like to believe these actions do not influence/encourage council decisions in favour of approving the retrospective planning request.

I would appreciate your acknowledgement of this letter and in giving all the issues serious consideration as part of the decision making process.

Yours sincerely

Mr Alec Roberts

MAAT

Director Business Transformation

Sent from Yahoo! Mail on Android

[redacted]

build state.

I am obviously concerned though that whilst they have been requested to re-submit revised planning permission request, this will be seen as more a 'paper exercise' and given the near complete state of the exterior, ADC will be inclined to pass the approval -albeit i will be consulted.

Naturally at that time, I will object. On the grounds that:
- the close proximity of the building to the existing boundary is mere centimeters, thus in essence assuming a new boundary. I am very surprised that planning regulations allow for such a construction so close to the boundary. Also given that this building is virtually on the boundary and is significantly higher than the planning regulations for boundaries (fences).

- that I have suffered a loss of light into both my kitchen and back garden. The original 0.4/0.5 m additional height above the existing boundary would have been enough to accept, but given the almost double height differential along the front section of the building I find intolerable. WHilst I have hedge currently a similar height in my garden, this does not run the full length of the build, and these are non-permanent in nature and normally kept much lower height (i have not been able to cut it this year due to a road traffic accident last year I am still suffering impacts from).
With the low sun at this time of year (cSept - Apr), we used to still catch the sunshine into our garden/kitchen and side path- we have now lost this.

- that this has had a detrimental impact on the attractiveness of our property. We bought this house with a sunny aspect and only fence height boundary/views to the south. Now we are faced with significantly reduced sunlight and facing a rather unattractyive brick wall aspect. I believe this new build has made our property less attractive for potential new purchasers and thus has affected saleability and potentialiy value.

I guess I can do no more at this stage, but hope you can appreciate me feeling very aggrieved and a victim at this situation and for not having much confidence in the system or holding out much hope the building will be 'put right'.

Yours sincerely,
Mr Roberts

[redacted]

Please think before you print this and save paper

VIEW FROM MY GARDEN, SHOWING SUN ON HORIZON BEHIND NEW BUILD - ie LOSS OF LIGHT -









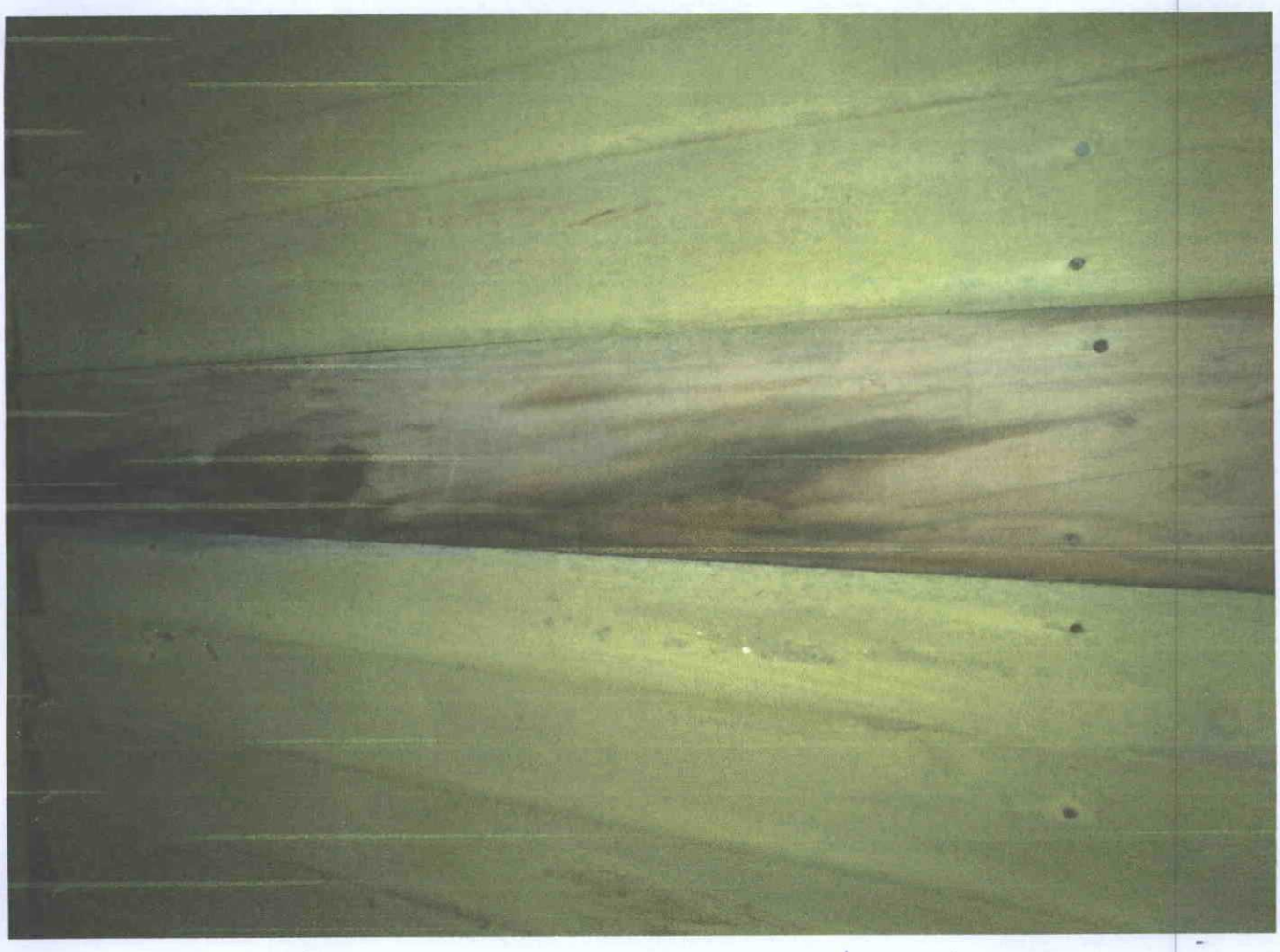
RAINWATER FALL, AND SOAKING/UNDERMINING FENCE





RAINWATER FALL, DAMP BRICKWORK, SOAKED FENCE





FENCE SHOWING RAINWATER FALL/ IMPACT FROM NEW BOARD, WATER COLLECTING ON FENCE, AND SOAKING UP/DOWN







