To: Adur & Worthing Councils
Development Management,
Portland House,
44 Richmond Road,
Worthing,
BN11 1HS

ADUR & WORTHING
23 NOV 2018
PLA

Planning Application comment : made 22nd November 2018
Application Ref: AWDM/1647/18
Address of property: 148 Brighton Road, Lancing, West Sussex BN15 8LN
Proposal: Single-storey rear extension to ground floor with extended terrace; extension of decking with jacuzzi and pool at lower ground floor level and relocation and extending of existing metal and glass side panels of balcony at first floor level all to rear (south) elevation.
Case Officer: Hannah Barker
Customer Details: Mr Nick Read
148A Brighton Road, Lancing West Sussex BN15 8LN
[redacted]

Stance: Customer objects to the Planning Application

Reason for comments: Overlooking, loss of privacy and light
Design, appearance, materials, character

Comments: That the application be recommended for refusal on the grounds that:

1. The new frameless glass balustrade at ground floor level between 148 and 148A is shown to be below head height. This would allow 148A, both the garden and the building internally, to be overlooked.
2. The plans do not refer to obscured glass being used at ground floor and first floor levels where the balustrade and balcony overlook 148A.
3. To the best of our ability using the drawing scale, the new ground floor patio extends approximately 5.75m from the rear wall of the existing building. At present the privacy screen between 148 and 148A is a 1.80m high close boarded fence. The fence follows the contours of the embankment as shown on Drawing 2696-05A, West Elevation. (This drawing is however inaccurate as the fence does not cantilever out over Wide Water Lagoon as shown.)
   The level of the proposed new patio, when projected 5.75m from the rear wall of the existing property, will be approximately 250mm below the top of the fence.
   The addition of the frameless glass balustrade (assuming it to be 1.80m high – see above) would increase the height of our dividing boundary from 1.80m to 3.35m high. This would be a very imposing, intimidating edifice.
4. The lower level decking, when extended to cantilever over Wide Water Lagoon, enables the garden of 148A to be overlooked at very close proximity. The plans incorrectly show the existing decking to be cantilevered over the lagoon. At present the decking finishes on the edge of the lagoon.
5. The Design and Access Statement is incorrect when it refers to the location of the stairs minimising overlooking. According to the drawings, anyone ascending the stairs from the lower level decking would have a clear view into 148A including the garden, kitchen, upper patio and first floor balcony (the front of which is clear glass). Furthermore, the handrail of the stairs would project above the line of the fence and would look ungainly. Anyone using the stairs would be visible from 148A almost in their entirety in places, see Drawing 2696-13A West Elevation (drawing a line from the person shown

on the balcony parallel to the string of the stairs) i.e. a person would be visible from leg height upwards, above the 1.80m fence.

In conclusion: We object to all aspects of the rear of 148A losing privacy including the first floor balcony, ground floor internal living space, ground floor patio and lower floor decking areas. For privacy to be maintained to an acceptable level the new ground floor patio at 148 needs to be lowered by at least 1.2m and the stairs moved to a different location, the lower level decking to finish on the boundary line as at present and for all glass between 148 and 148A to be 1.80m high and obscured (same as existing on 148 first floor balcony).

We have attached the following:

(a) Photograph showing existing 1.80m boundary fence.
(b) Photograph taken from the top of the 1.80m fence giving an idea of the view into 148A. However, the view from the stairs would be from a higher elevation and therefore even more intrusive.
(c) Drawing 2696-13A showing approximately the height of a person using the stairs.

Please send me an email confirming receipt of the above comments.

[redacted]

Client
MCKAMIS & DRESDEN
148 BRIGHTON ROAD
LANCING BN15 8EN

Job Title
HOUSE EXTENSION
148 BRIGHTON ROAD
LANCING BN15 8EN

Drawing Status
PLANNING

Drawn By:

Checked By:

Drawing Title
PROPOSED SIDE ELEVATIONS

Scale:
A3

Drawing No.
2808-13

Rev.
A

Date:
SEP 2018

Revisions
Rev. Date Description
A 01.11.18 NOTES AMENDED

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Information shown is based on survey drawings provided by others and is not to be relied upon for any construction purposes.
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All dimensions on site prior to manufacture and supply of any materials or components.
Any errors or discrepancies to be reported immediately.
Contractor to refer to all relevant consultants drawings and specifications and not rely solely on this drawing.
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