Re: 6 Ring Road, Lancing. App Ref AWDM/1271/16

1 message

Glenn Curran [redacted] 28 September 2016 at 15:15
To: planning@adur-worthing.gov.uk
C[redacted]

For the attention of Hannah Barker

Dear Ms Barker,

I would like to take this opportunity to respond to the objection raised to our application by Mrs Tabitha Williams.

Firstly, the left hand window Mrs Williams refers to is at high level in the internal stairwell and therefore the closest a person can get to the window is about 2 metres, viewing down the narrow "tunnel" of the stairwell. Therefore, the angle of vision is very restricted and views over the garden of number 4 from inside the property are virtually impossible from this window.

Regarding the projecting balcony, the submitted drawings show obscure glazed privacy screens to each side of the balcony, thereby limiting views to the adjacent properties.

It should be noted that a full width balcony currently exists on the subject property and the non-projecting part of the new balcony extends just 1.5 metres beyond the edge of the existing. Further, whereas the existing balcony is full width and usable right up to the flank wall of number 4, the new balcony actually starts further away from number 4 by 1.8 metres by virtue of the solidly enclosed stairwell. The stairwell enclosure, in turn, projects 1 metre beyond the rear wall of number 4, thus reducing, even further, the viewing angles from the rear part of the new balcony.

In view of the above and the fact that great care has been taken to avoid intrusion, I would suggest that overlooking and privacy issues with the proposed balcony are certainly no worse than the existing situation.

I hope that the above helps you allay Mrs Williams' concerns.

Kind regards

Glenn Curran

Glenn Curran MCIAT

ARCHITECTURAL DESIGN + TECHNOLOGY

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