From: planning@adur-worthing.gov.uk
Sent: 29 October 2023 19:14
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1334/23

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/10/2023 7:14 PM from Mr James Atkinson.

Application Summary

Address:	33 Ellis Avenue Worthing West Sussex BN13 3DY
Proposal:	Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5.67m from rear wall of the original house, maximum height 3.15m and height of eaves of the extension 3m
Case Officer:	Dawn Anthony-Unsted

Click for further information

Customer Details

Name:	Mr James Atkinson
Address:	35 Ellis Avenue, Worthing, West Sussex BN13 3DY

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Privacy Light and Noise
Comments:	We are writing to object to the planned extension at 33 Ellis Avenue, Worthing, BN13 3DY where our property (number 35) shares an existing boundary. Reference AWDM/1334/23. We are objecting to the proposed plans for the following reasons: Proximity and size of planned extension Worthing supplementary planning guidance on extending or altering your home, states "in order to ensure your extension relates well to your house, it's design should be consistent with your existing property style and shape". We believe the planned flat roof extension, does not meet the guidance, and more can be done to make the extension aesthetically pleasing and in similar style to the existing property, and lessen the impact on our property given the proposed proximity to the boundary. Due to the angle of the existing boundary and therefore

the angle of the planned extension, it will be partially visible from the street. Worthing planning guidance document states "if your extension is visible from the street, it is important to ensure that the roof form is similar to that of the existing house". We don't believe the planned flat roof extension conforms to this guidance and is viewable from the street and front of the property. We are also aware of a restrictive covenant on the properties of Ellis Avenue stating that all dwellings should have a pitched roof of tile or slate, which all existing properties currently conform to (from street view). However, as the proposed extension would be visible from the street, it would not conform to the covenant or the existing style/ general aesthetic of the existing houses nor Worthing planning guidance.

Secondly, whilst the existing garage of 33 Ellis Avenue is less than 1 metre from the existing boundary with our property, this is a non-residential space, and we are concerned that the scale and size of the additional planned extension and its proximity to the boundary beyond the existing garage building and the existing main house are overbearing. Worthing planning guidance states "a carefully designed extension is important in order to reduce its potential impact on neighbours. Such considerations should avoid any excessive loss of light and privacy and will reduce any overbearing effect of the extension". We believe given the proximity and size of the extension, it is incredibly overbearing but also, little care has be taken to design a building that limits impact on privacy and no effort has been made to reduce the overbearing effect on us. We also believe this is not in keeping with the rest of the area and proximity of buildings to each other, and the extension could be designed to minimise the proximity to the existing boundary and minimise the impact of such a building on us as neighbours.

Loss of privacy
Planning guidance states "in order to respect your neighbours privacy, avoid positioning windows on the side wall of any rear extension, which would be on or close to the boundary with your neighbours", the planned extension is less than 1m from the existing property boundary and includes a side window which is positioned above the existing boundary fence / wall and looks directly into our property and patio area. Currently there are no existing windows on the ground floor that overlook our property and we feel this significantly impacts on our privacy and ability/ right to enjoy our garden.
Furthermore, we believe there are alternatives that should be considered, including obscured sky lights or light tunnels, enabling light into the extension that will have less of an impact on our privacy.

Drainage
From the plans and proximity to the boundary with our property, we are concerned that no additional drainage or inspection chamber is included despite the addition of a new bathroom and toilet. We would ask that this is included so any investigations can be conducted within their own boundary.

We believe that the proposed extension has been designed without thought or consideration to the impact on us as the neighbours of Number 33. Both in terms of aesthetic and loss of our privacy. Furthermore, we are very concerned about not only, the impact of our day to day living/ use of our garden but also, the future value and saleability of our property.

Kind regards