Comments for Planning Application AWDM/1413/20

1 message

planning@adur-worthing.gov.uk <planning@adur-worthing.gov.uk> 29 September 2020 at 11:28
To: planning@adur-worthing.gov.uk

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

Comments were submitted at 11:28 AM on 29 Sep 2020 from Mr Keith Slater.

Application Summary

Address: 17 Windlesham Road Shoreham-By-Sea West Sussex BN43 5AE

Proposal: Proposed single storey side/rear extensions

Case Officer: Hannah Barker

Click for further information

Customer Details

Name: Mr Keith Slater

Address: 15 Windlesham Road, Shoreham-By-Sea, West Sussex BN43 5AE

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

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

Comments: We wish to place on record our strong objections to the above planning application for the following reasons:-

1 Design, Appearance, Materials, Character

a. The extension which is more than twice the size of the existing one will be extremely close to our shared boundary wall/fence and its scale and bulk will be out of keeping with the design and character of the rest of the property. It's size and position will have an overbearing and intrusive impact upon our house and garden resulting in our being hemmed in, especially when viewed from our south facing dining room (which adjoins the party wall), our west facing living room, and when we are enjoying the benefits of our patio.

b. The proposal to include Anthracite Dark Grey window/door frames is out of character with those in the rest of the property.

c. There is no indication from the plans as to the height of the 2 large skylights in the roof of the extension. It appears that they will project above the tiled roof surround and unless a flat design can be incorporated, they will clearly be visible from our rear living room.

2. Overlooking, Loss of Privacy

a. The proposed three windows on the east elevation

are directly in line with and opposite the French doors and windows on our west facing living room. This will result in a serious loss of privacy when using the room which we do in a daily basis, and also when exiting the doors which give direct access to our patio and garden. We will be also be overlooked when enjoying the benefits of the patio and garden.

b. The proposed raised patio will be at least 15" above the level of our garden which reduces the effective height of the boundary fence to 3' 9" leading to further overlooking and loss of privacy. Although there are overgrown shrubs partially screening the view at present they are not evergreen and there is no guarantee that they will remain there.

3. Loss of Light

a. The proposed extension will overshadow our patio owing to its close proximity to the boundary wall/fence. It will cut off sunlight to the patio and our west facing living room. There will also be a substantial reduction in the amount of daylight reaching our south facing dining room and we further feel that it's dominating design and position may well breach the 'BRE 45 degree test'.

In conclusion, if the application is approved as proposed it will result in a major loss to the views and amenities which we have enjoyed from our home for the last 32 years.

We would formally request you to take these objections into consideration when ruling on this application and would welcome the opportunity of discussing these with you in person at our home.

Keith & Carole Slater
[redacted]