Ground Floor Flat
36 Phoenix Way
Southwick
West Sussex
BN42 4HP

Development Management
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

3rd June 2018

For the attention of Ms M O'Keeffe, Case Officer

Dear Ms O'Keeffe,

Reference: AWDM/0695/18.
Single-storey rear extension to north-east elevation for Ground Floor Flat, 35 Phoenix Way, Southwick, Brighton.

I write in connection with the above planning application. I have examined the plans and know the site well, being the owner of the ground floor flat adjoining the ground floor property to which the extension is proposed. I wish to object to the proposed extension.

Our joint properties form the ground floor of a building which has projecting sections to the rear on each side with a recess in the middle, as demonstrated on the planning permission application documents: Site location plan and block plan.

Adur District Council Development Management Standard No. 2 – Extensions and Alterations to Dwellings, Section 3.3 states "Where dwellings have been built with projecting sections it would not usually be acceptable to build an extension infilling the space between the projection and the boundary with an attached property, unless both property owners co-operate to build a combined extension. This is because the property which was not extended would be left with rooms in a deep recess which would have poor outlook and insufficient light".

The plans for the rear extension do indeed intend to infill the section between one of the projections and the shared boundary, therefore the above development management standard has not been met in the submitted plans.

If the extension were to be built, and the section between projection and boundary infilled, there would be a resulting loss of natural light to a habitable area in my property – the only bedroom. The extension would cause a recess to be formed, leaving the bedroom to become colder and darker

that at present. The middle of the closest bedroom window to the boundary is less than one meter away. This is particularly important when taking into account the north-east elevation of the rear of the property, and the orientation of the proposed extension (with my property being located almost to the west). Light is limited in a north-east elevation due to the natural path of the sun, and the extension would block this further due to its orientation, especially during winter when the sun is low in the sky.

Section 2.1 (Planning Principles) of the Development Management Standard No 2 states that "In considering an application for an extension to a house or bungalow one of the main planning concerns is to ensure that the proposal will not have an adverse effect on neighbouring properties", with Section 2.2 stating "Daylight – any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent". As explained above, the proposed extension does indeed have an adverse effect on my property in relation to daylight due to the recess, north-east elevation and orientation of the extension in relation to my property.

In summary, even though the proposed plans are only for a small, single-storey extension, they do not meet Adur Distinct Councils Management Development Standard No 2. Section 3.3 as it would infill a space between a projection and a boundary, leaving a recess. This would then have an adverse effect to the natural light reaching a habitable area, in this case the only bedroom in a ground floor flat, especially when the north-easterly elevation and orientation of the extension in relation to my property are taken into account (Sections 2.1 and 2.2 of the Management Development Standard No. 2).

I would very much appreciate if the Council would take my objections into consideration when deciding the application. I would also be very happy to provide full access to the rear of my property for a site visit to be carried out, and to discuss the above objections with a representative from the planning department.

Yours sincerely,
Deborah Sears

(Signed electronically)