# AWDM/0716/21

1 message

[redacted] 21 May 2021 at 10:57

To: planning@adur-worthing.gov.uk

Ref Tel discussions with Peter Barnett
Comments re above mentioned planning application from Owners of 46 Brighton Rd.

1 . We are concerned regarding the loss of privacy due to the overlooking windows on the East elevation of the proposed orangery.
The plans suggest the orangery will be extended sideways (Easterley) to the full boundary of their balcony area . A condition was previously imposed on the building of the conservatory on the first floor balcony of No 46 , whereby obscure glass had to be used in the overlooking windows and this should apply to any windows overlooking no 46 from no 44. to protect the privacy of the occupants of no 46 when using the lower balcony.

2. The new garden wall should be built within the land owned by no 44 and not on the boundary, which according to the deeds of no 46 is the responsibility of no 46.
The proposed new wall appears to be excessively high. The height of the first panel of the current fence running south is already 2.5 metres on the side of no 46. It is sited above the retaining wall already built at the side of the terraced garden of no 44 which raises the level of the land of no 44 above the level of the patio area of no 46.
The top level of the proposed wall appears to finish just under the level of the first floor conservatory of no 46. The side wall of no 46 at this point is over 4 meters high from the patio at the bottom of the steps as it is effectively the side wall of the lower balcony. We have a concern re health and safety regarding a free standing wall of this height -potentially a land retaining wall and with regard to the excessive westerly gales experienced in this area.
I would appreciate confirmation of your receipt of these concerns.
Regards
Mr and Mrs A Walker
46 Brighton Rd
Lancing
BN15 8ET