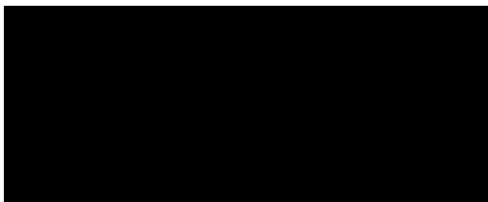


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From: Gillie Dodd [Redacted]
Sent: 19 November 2021 08:58
To: Planning <Planning@arun.gov.uk>
Subject: Application reference BE/101/21/HH

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Attention Richard Sherman

Planning application No BE/101/21/HH
3 Homing Garden, Bersted PO22 9AJ

Comments

As the owner of the garage and forecourt (No 7) adjoining the proposed workshop I would be most affected by any new development. After giving the matter further consideration certain points of concern have arisen which could have a negative impact on my property rights and costs.

1. The window of the proposed workshop facing the forecourt is now exactly the same width as the adjoining garage entrances and could very easily and quickly be converted into a garage entrance or premises for some business operation. Although this is not the stated intention of Mr Travers any future owner/occupier of No 3 may have other intentions in which case my previous objections relating to Appeal APP/C3810/X/20/3261144 would apply. The possibility of some future owner/occupant converting the workshop to some business operation is thought more likely as the No.3 property already has a double garage which could leave the workshop available for other uses and an inevitable increase in parking problems.

Since the proposed window is just for light purposes a window on the side of the garage facing south would allow much more light and probably would be better from a security aspect. Also a plain wall facing the forecourt would restore my forecourt area to its original condition of being enclosed on three sides with very little activity which I would appreciate.

2. Regarding using my garage sidewall as a shared wall I feel that several issues need to be considered.

a) The outer sidewall of my garage is currently entirely my property but if it becomes a sole dividing wall between the two properties would it become a Party Wall in terms of the Party Wall Act 1996 with certain liabilities and loss of some of my rights?

b) Unlike the other internal garage walls which are made of breeze blocks the outer sidewall of my garage is a single face brick structure designed only to support my garage roof. I have no idea of the load bearing capacity of the wall or depth/strength of the foundations. I have not seen any plans relating to the new roof construction but would not want my wall being used as a supporting structure in any way or for the future attachment of heavy workshop shelving etc as ground conditions and the strength of the wall are unknown. Subsidence and cracks already occur in my forecourt area in front of the proposed building.

3)The forecourt is made up of cement slabs laid down 40 years ago and are underlain by clay. Any increased weight from heavy builders trucks, skips or building materials would cause further subsidence and cracks in the cement slabs.

4)Increased run off from an additional roof could cause the slabs to become more unstable. An addition down pipe on the south corner of the workshop would distribute the water more evenly.

5)The workshop could contain a number of combustible materials and possibly gas cylinders for welding all of which could pose a fire risk and possible damage to both structures. Who would be responsible for the damage? Similarly if an accident occurred in my garage such as a vehicle fire which affected the structure of the workshop would I be responsible for repairs.? This would be a liability I currently do not have.

In view of the above concerns a double sidewall would appear necessary to make the properties much more structurally independent of one another but still linked by the outer walls and the roof sheeting.

6) Since my garage is entirely within the Conservation Area would special permission be required to add on another structure?

7) Regarding Property Register Title No.WSX60141 is there a complication regarding the validity of this planning application? I would not like building work to proceed only to find it had to be taken down leaving my garage in need of repairs to restore it to the original condition.

Conclusions

I feel the above concerns Clauses 1 to 7 need to be satisfactorily addressed before giving my consent to the attachment of the workshop to my garage. This would hopefully prevent any long term issues which could arise and would be in the best interest of both parties.

All residents are responsible for the upkeep of the forecourt / access road and any use of heavy builders trucks /skips could rapidly increase the deteriorating situation and the need for unwanted expensive repairs.

MJ Dodd
7 Homing Gardens