

Sent: 19 May 2015 13:07

To: Planning

Subject: Comments on Planning Application K14/15/HH (Broadbeach, 39 Coastal Road, East Preston, BN16 1SN)

We live at 41 Coastal Road, which is next door to 39 Coastal Road on the west side of the property. We wish to strongly object to this application for the following reasons:

1. The proposed extension on the west side of 39 Coastal Road would detrimentally impact our property from the east side by placing a new flat roof extension directly adjacent to the dividing wall between our properties and protruding 1.5 metres above it, blocking light into our kitchen and affecting our privacy. Although Section 2.2 of the Design Statement states that the new flat roof would be a "similar height as the existing lean-to garage", the sketch of the proposed North elevation shows that this new flat roof would be 3.55 metres above the ground level of 39 Coastal Road. As the dividing wall on our side is 2.05 metres high, this will result in a protrusion of 1.5 metres above the wall on our side, which is not a "similar height". We are also concerned that, as the "lean to garage" does not appear to be a permanent structure (it is actually a filled-in carport), building work on the west side could require foundations to be dug on our boundary which could destabilise the dividing wall and cause damage to our property.
2. There would be increased noise levels as a result of having living accommodation directly on top of our property as there would be no gap between the west side extension and our property, and there would be a door from this extension opening directly against our dividing wall. The "lean-to garage" which would be demolished to create space for this new extension is not accessible from either the main house or its integral garage. This currently adjoins our dividing wall, however it does not exceed the height of the wall whereas, as noted above, the proposed development would be 1.5 metres above the wall.
3. The proposal to create a 3rd storey would result in our property being further overlooked and impact our privacy. Part of the interior of our house is already overlooked from the south-facing windows of 39 Coastal Road. The proposed additional south-facing windows on the new 3rd storey would mean that we would then be further overlooked from a higher vantage point.
4. There appears to be the intention to build a large structure at the back of the house together with a canopy which would extend by approx 4 metres from the back of the south side of the house at a height of approx. 3 metres. If built, this would cut out light to our rear garden and sun room. This structure has not been included in the Design Statement but is clearly shown on the drawings for the proposed ground floor plan and south side elevation so we assume that there is an intention to build this.
5. There is also the likelihood of increased levels of ongoing noise from the property given the scale of the overall development being proposed especially as the intention is to convert a large part of the usable garden area into a 4x12 metre swimming pool with separate access to the rear garden and pool alongside our dividing wall. As the other doors to the rear of the property enter directly into the living room, we assume that this new access door, which opens directly onto our dividing wall, would be the main access to the swimming pool. In addition, if the extended house were to be used for commercial holiday lets (which is a concern as the owners do not currently live at the property), this could result in excessive noise both from the house and around the pool.
6. Adding a 3rd storey above the existing property would result in this property towering above all other properties on this stretch of Coastal Road and detrimentally affecting the visual amenity of the neighbourhood. The planning application correctly states that there are other 3 storey flat-roofed

properties on the sea side of Coastal Road. However, these properties are a few hundred metres away at the far end of Coastal Road, they are adjacent to each other, and are not visible from 39 Coastal Road or the neighbouring properties. In addition, if the plans were approved this would be the only house in Coastal Road where the house had been built to the absolute boundaries on both sides of the plot with no gap whatsoever between the house and the neighbouring properties, i.e. constitutes overdevelopment.

Thank you for considering the above comments and if you have any questions, please let us know.

Regards

Mr and Mrs G Palmer
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