

10 Duncton Road,
Rustington,
Littlehampton,
W. Sussex,
BN16 3LA.
10/07/18.

Dear Mrs A Gardner,

I am writing to you with concerns over a notice for planning permission, for an end of terrace two storey dwelling to be built as part of a terraced property adjoining onto 8 Duncton Road.

Ref: R/134/18/PL

I strongly disagree with this proposal and will provide my reasons why.

When 8 Duncton Road built a rear extension two years ago, with out notifying yourselves or us first. Number 8 took away our (10 Duncton Road) soakaway - with out permission. The soakaway took the rainwater from the roofs of both 10 and 8 Duncton Road and went into the soakaway into our garden. This was raised at the time with yourselves, Southern Water and 8 Duncton Road. 8 Duncton Road believed they were able to use the foul sewage pipe to get rid of this water. Upon inspection from Southern Water they informed 8 Duncton Road this was illegal and refused him the right to do this. They pointed out this pipe was not built to take the capacity of all sewage waste and surface water and would significantly increase the risk of blockage, backlog and flooding of all the terraced properties.

It was agreed he would build a new soakaway in his remaining side garden - 3m away from a boundary line and 5m away from any foundations in line

with building regulations. If this two storey dwelling was built where will all the rainwater from No 10, No 8 (& the extension) and the new dwelling go with out causing a flood risk or breaking the law?

At the time No 8 added his rear extension they altered the sewage drainage pipes, with the new dwelling the plans indicate a further two inspection chambers added to the line. Can you confirm the foul run has the capacity to cope and the correct gradient of fall?

The new dwelling is proposed to be built past the building line of 18 Bignor Close, this does not match up with the house opposite - 6A Duncton Road as it has been suggested in this application. 6A Duncton Road has been built in line with the building line of 1 Bignor Close. They also did not tamper or remove the double garage - Please come to inspect.

Parking is a massive problem in this area and the roads are very congested. Another house will only further this problem. No 8 usually stores 3 vehicles at his property and surrounding area at any given time already. Therefore the suggestion within the plans of providing the property with parking does not address the extra vehicles this new property would bring to the area, only the current vehicles the property already has. Also the proposal of installing a drop curb for both properties to access a driveway I am also concerned about as there is a road drain and a lamp post out side the front of 8 Duncton Road - what are the plans for those?

The plans also claim 8 Duncton Road has a current parking space at the front of his property. I can confirm he

does not. He has a front garden, but no driveway and no drop curb to access a driveway.

Before Mr David Day moved into 8 Duncton Road there was a bollard on the grass verge to prevent anyone from parking there. This can be seen via google Earth. This was purposely placed there by the council due to the dangers involved with cars blocking views on corners and drivers not expecting a car to come off of a corner onto a road - thus raising the potential risk of an accident. I would urge someone to come out, not during the day when everyone is at work but around 7pm when everyone is at home and take real note of the parking issues in this area. Over developing this area further can and will only lead to further parking issues - especially during times of building works should permission be granted. Leading me to ask where will all the builders and various trades park and store all there materials and waste?

No 8 Duncton Road will be massively overdeveloping their land. With 18 Bignor close obstructing light from our garden, the addition of 8 Duncton Road's recent rear extension further blocking light from our garden and kitchen, the new two storey dwelling would almost completely block all natural light from reaching our garden.

No 8 Duncton Road has spent the last 2 years building his rear extension, what sort of time frame would be placed on a 3 bedroom building? How many days a week would work take place? What times would work start and finish? We are a working house hold with young children who attend school. I do not approve of being kept up late or woken up early at weekends.

Also what plans are in place for dust control? I would not want my front and rear gardens and windows covered in building dust. Also this is harmful to asthma sufferers.

This area accommodates a large number of young families who currently feel safe to allow their children to play 'out the front'. If the two storey dwelling was to be built this far out from the current building line of 18 Bignor Close it would hinder the visibility from the road causing a real danger and risk to all pedestrians, children and road users. I would kindly request a safety report to be taken out to confirm that it would be safe for everyone.

Also will the builders and traders be insured should any accident occur due to left out tools or materials or an unsecured site?

This house is not being built with any regard for the neighbours or current home owners of Duncton Road and Bignor Close. Hence Number 8 Duncton Road has never discussed these plans with any of us and has failed to display the planning application notice for the required 21 days.

This house would impact a large amount of residents and directly impacts the safety, happiness, well being, waste water works and growing congestion/parking problems of this area.

Please take into account all of my points - Especially the soakaway and foul sewage.

Yours faithfully

(Lucy LINBERRY) and

(RYAN LINBERRY)

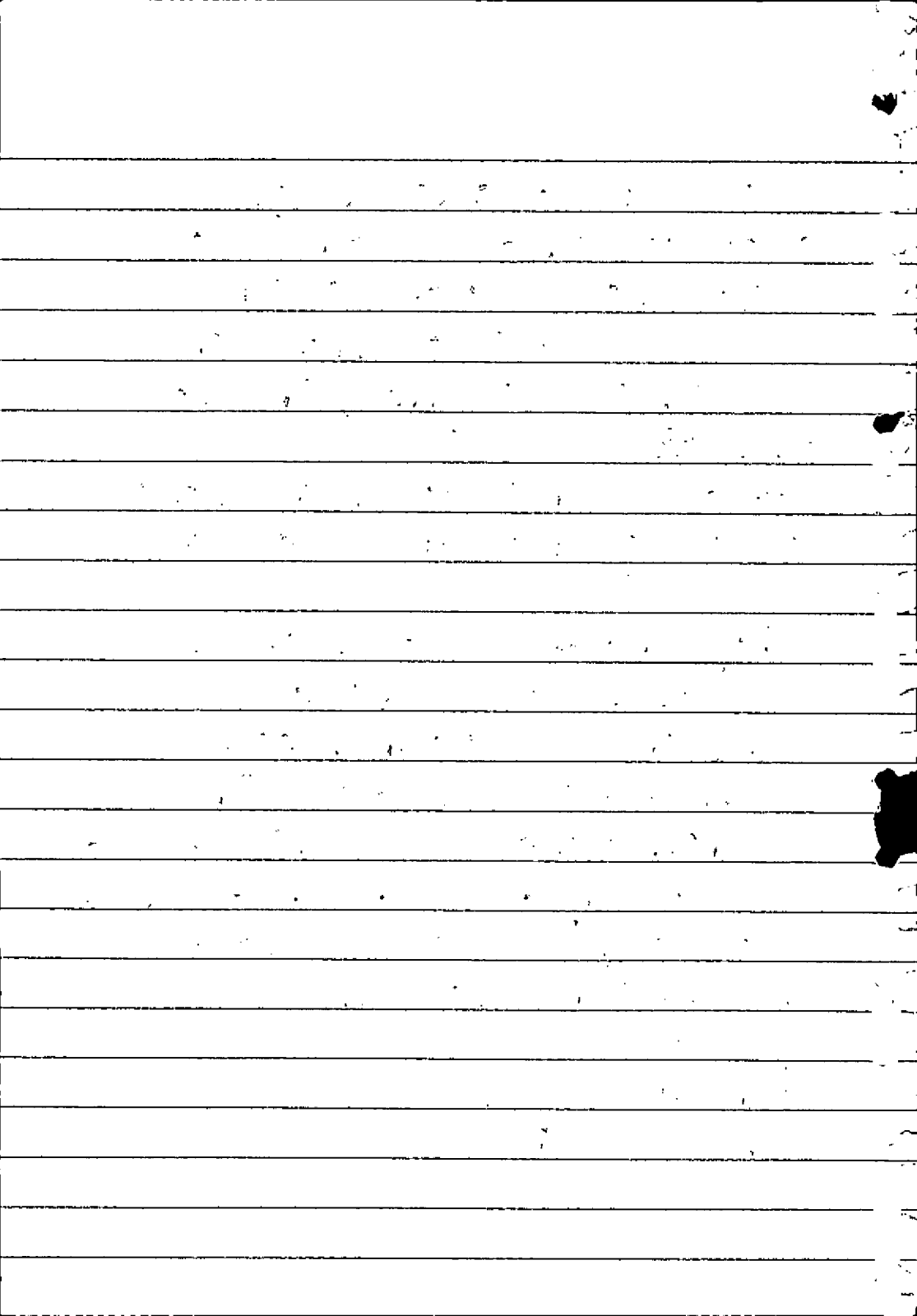
Please find attached supporting evidence. This is an e-mail from Southern Water clearly stating 'no surface water is going into the foul system it's going into a new soakaway'.

'advise him that his surface water can not go into our foul system'.

I hope this helps. As you can now see No 8's remaining garden is meant to be turned into the new soakaway as promised with Southern Water back in 2016 and he is not allowed to tamper with the foul pipe to get around the problem that he caused.

Kind regards.







From: Vince, Mick
Sent: 18 October 2016 08:52
To: Ward, Stuart; Maguire, Ian
Subject: 8 Duncton Road Rustington

Mr Ward / Mr Maguire

I have visited above address this morning and can confirm ..

It is a Private issue as number 8 is head of line and Building Control are over seeing works. No Surface Water is going into the Foul System it's going into a new Soakaway ... The downpipe which was taking rain water off of roof has been cut but being re-routed over New extension and into soakaway the neighbour at 10 knows all about this and is happy so I'm told. the manhole they have taken out or so called filled with concrete is the one which would have been internal but now on outside of building so NO issue there all building works are being done to a satisfactory condition and I can confirm I can't find any problems with works.

Could you drop customer at number 8 a letter to advise him that his surface water can not go into our foul system as I only meet the builders on site as customer at work I think they will do what I've asked but can't be to sure. I've not spoken to neighbour at number 10..

Hope this helps

Regards

Mick Vince

Assistant Project Manager

West Sussex

Sent from my Samsung device

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