[redacted]

From: [redacted]
Sent: 17 April 2024 10:15
To: Planning
Cc: Jacques.Burrowes
Subject: 63 Cedar Drive - DC/24/0375
Attachments: DC240375 63 Cedar Drive.docx

Categories: Comments Received

Subject: 63 Cedar Drive - DC/24/0375

Case Officer: Jacques Burrowes
Reference: DC/24/0375
Regarding: Lawful Development Certificate for Redwood House,
63 Cedar Drive, Southwater, West Sussex.

Please refer to references DC/22/1093 and DC/22/1480 as any comments/documentation relate to this establishment.

This notification is the first we've received regarding this type of enquiry and as such is not an Existing Lawful Development Certificate to our knowledge.

The garage in question is detached and is directly situated to the left of our garage from the front view on Camelot Close. We are number 1 Camelot Close. Our garage is integrated with a bedroom above and at the back being utility/kitchen. Their garage runs down the direct side of the actual boundary line to which our gate/access is attached and to the left of our property.

The build was erected early 2018 with no planning permissions in place other than to verbally arrange access via our property to replace a fence panel with a wall which in fact became a full extension of the garage with plumbing. The extension was much longer than expected and fencing/post removed was not replaced, but temporarily left covered/propped up until a quick fix in December 2023 after storms.

Had we realised the outcome we would never have agreed access without consultation with HDC beforehand to ensure what was happening was acceptable.

There have been a few builders involved initially but have left, leaving it in it's current unfinished state for 6 years and by any means not to acceptable standards. The rendering is dreadful together with the flat roof extension which has been covered in black plastic sheeting. A door is positioned at the back which is close to the boundary line and only a few feet away from our back door. The garage door at the front was removed, replacing with a white upvc frosted glass door with sides which is not inkeeping. It also has a letterbox! It has not been occupied in terms of living but used for storage. The frontage has confused a few deliveries and post to our property!

There are major concerns about it being converted to a living space due to it's close proximity to our property and noise/disturbance/lights with 24/7 use to the front and back of the build. The position of the back door facing downwards, rather than on the side towards them, causes major concerns for constant use.

The main house is detached on a corner plot on Cedar Drive, but the garage is located and facing onto Camelot Close, directly opposite number 104. The back garden is triangular and shares a boundary line with us and number 61 Cedar Drive. (There is a block of 4 maisonettes behind us and 61 Cedar Drive also).

A conservatory was built around 2000, by previous owners.

The main house was altered internally but has not been lived in continously in the 10 years, since it was purchased. It has often been left empty for days/weeks due to [redacted] partner, daughter etc. residing at other premises. (There have been a couple of reported disturbances by residents and a visit by the police within this time). The front of the property was also block paved for several vehicles.

The intentions therefore for property and build use to change to 'living' is concerning and definitely for any future possible alternative usage. It was initially mentioned as being used for office/work purposes.

A site visit was made in August 2022. The garage extension build plans submitted in 2022 were rejected but a rear 2 story extension to the main house was agreed.

House numbers this may affect due to proximity other than direct boundary owners are: opposite on Camelot Close 104, 103 and 102. Also our neighbours at number 2. 4 Maisonettes directly in view behind, bottom one being number 10.

Please see attached questionnaire document as requested. Please advise if any other parties should be copied on this correspondence.

Kind regards,
[redacted]

[redacted]

Lawful Development Questionnaire

Application Number: DC/24/0375

Applicant: L Dube

Site address Redwood House, 63 Cedar Drive, Southwater.

Activity: Lawful Development Certificate

[redacted]
1 Camelot Close
Southwater
West Sussex
RH13 9XP

1. Do you know the site and if so from about what date and how e.g. because you are a neighbour or have been there or seen activity etc.

We are neighbours and have been living in our property for 30 years (1994) and therefore know the site and activity for this length of time. The applicant has been at this address for around 10 years. The detached garage extension/build took place early 2018 which did not have any building/planning permissions in place before commencing. This is directly along our boundary line. The garage has not been fully completed and has remained unfinished. The overall build is to a poor standard. The garage door has been replaced with a glazed white upvc door with letterbox which is not inkeeping (the upvc frames are still partly covered with protective tape). This has not been lived in at all during the past 6 years, but used for storage. We hear/see movements to justify any comments. The main house has been infrequently lived in during the 10 year period. The mention of an office was the reason it took place initially.

2. Do you know who operates from the site or lives there if so who?

The main applicant named as L Dube. Other people who use the main property are her partner and daughter. Other people appear occasionally at the same time due to the volume of vehicles and have stayed over together with associated noise. The property has been rarely occupied consistently so it is obvious when it is. Businesses are also noted for this address. The residency has been erratic throughout this 10 year period.

3. Are you aware of the activity described above and if so from when. How would you describe what goes on or what is there? What do you know of the use or development that exists and how do you know? Does it affect you in any way I.e. noise, traffic, views?

No, we are not aware of anyone living in the garage nor were we aware of it being converted into possible living space with the intention of it turning into a dwelling at the time or since. It currently remains unfinished and used as a form of storage. A previous application to extend the garage was rejected. These plans come after build. Some pictures included on this application are out of date. Please refer to previous references.

Yes, it does affect us. We pass it every time we leave or return to our house. Currently it remains unused apart from access to storage and occasionally cars parked in front. This would make a considerable difference to noise/traffic/views should this be made habitable and consistent 24/7 living. The back is an even bigger concern, seeing it and hearing it on a regular basis throughout the day in the current state. The rendering is dreadful as per the actual build and flat roof which is covered with black sheeting. If the back access door was being regularly used in it's current position, this would affect us enormously. There are noise concerns from entering/exiting through the doors and noises within the build if not sound proofed. The proximity of the build is right next to us and not the main house.

It is unattractive to look at and has been an eyesore for a very long time.

4. Would you like to tell the Council anything else that you think the Council ought to be aware of at the site?

Please review all other past references and comments and points raised within this questionnaire and covering email as they remain the same.

An up-to-date site visit would be appreciated although little has changed since the visit in 2022. Many pictures/notes were taken to refer to.