

Re: Opposing planning application ref. AB/10/21/HH

We John and Susanne Halcomb would like to put forward our opposition to the application for a two-storey extension to the south of us at 38 Dalloway Road.

We oppose this planning application because, if approved, the added structure and alterations would affect the level of light and privacy of our house at 40 Dalloway Road.

In particular, it would affect light and shade over our single storey lounge, study and kitchen living areas as well as our patio and back garden, furthermore, the proposed windows would allow uninvited intrusion.

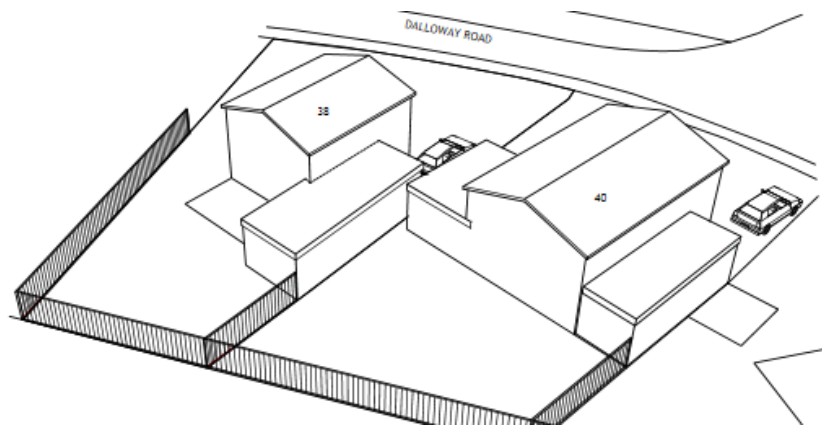
We begin with remarks on the massing diagram and continue with other observations.

Massing diagrams

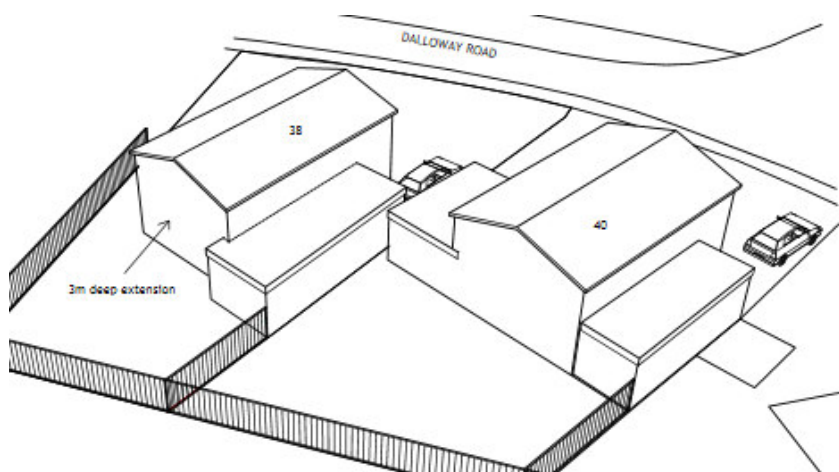
These two diagrams could lead to misconceptions.

The relative dimensions of numbers 38 and 40 Dalloway Road are viewed from North East thereby foregrounding house no.40.

Contrary to the appearance in the diagrams 40 does not have an upper storey extension. The existing second storey dimensions of both 38 and 40 are the same. If a second storey extension at 38 were built, it would be approximately one third longer than its current length, while the second storey at 40 would remain at its original 1970's length and width. It might be helpful if conclusions based on house and plot were viewed in this light.



MASSING DIAGRAM
[existing]



MASSING DIAGRAM
[proposed]

Block plan.

Highlighted house 38 sits further to the east than our house number 40, which is to its north. Consequently extending 38 further east and relocating upper storey windows east would result in blocking light and casting shadow on 40 as well as installing intrusive windows overlooking the number 40 garden.



Light and Shade:

The woods at Stewards Copse border the rear of our property at house number 40 which means that, to the east, there are extremely high trees blocking light. These high trees stretch back blocking light from the east and south.



Photo: 1. Tree line (minus leaves) running from behind number 40 and running south past house number 38 and other houses alongside Stewards Copse .

The tree line (photo:1) begins eight and a half metres from the back wall of property number 40 and towers over houses blocking light. The positioning of the Stewards Copse wood to the east and south of the back garden of number 40 means that, later in the day as light from the sun emerges from behind Stewards Copse there is only a limited period to enjoy any light from the sun in the lounge, study and kitchen and on the patio before it reaches house number 38 which then casts shadow onto the rear living area of house number 40 and its patio.

If house number 38 were to be extended a further approximately one third of its current length from west to east towards the high trees of Stewards Copse it would reduce the quality of life for the household in number 40 by casting shadow and denying light time in the rear living area of lounge, study and kitchen all of which have windows facing what would be the affected back garden (photos: - 2 lounge, 3 study).



Photo: 2. Light from the eastern end of the garage north wall and the house proper of number 38 as well as the north wall of the current single storey extension of number 38 - taken from the lounge of number 40.

The applied for two-storey extension would extend east, past the garage towards the end of the current one storey extension, thus blocking light on the living area, garden and patio of house number 40.



Photo: 3. Light over the north wall of the garage and single storey extension of number 38 taken from the study window of number 40.

The proposed 2 storey extension would extend house number 38 east towards the trees blocking light on the study of number 40.

Windows: uninvited intrusion:

The application proposes to block off the two current windows on the western end of the north face of house number 38. These windows are the current stairwell window which faces west towards the street and the obscured bathroom window which when open looks down onto the front driveway. The intention of the application is to reposition these two windows further east along the proposed upper storey thereby creating windows looking out into the master bedroom of number 40 and down into the back garden of house number 40 (photos: 4, 5).



Photo: 4. Light outside the kitchen of number 40 looking past the single storey kitchen, study and lounge of number 40 towards the north walls of house 38: its garage, the house proper as well as its current single storey extension situated at the eastern end of the garage.

Above the garage and its current single storey extension is the space within which the proposed 2 storey extension would be situated. This area is next to the original north wall and the proposed two new windows above the garage which would face down onto the garden in number 40 as well as into the master bedroom.

The two proposed windows which would appear over the garden and patio would be intrusive.



Photo: 5. The north wall of number 38 where the proposed two new windows would be installed, taken from the master bedroom in number 40. The two proposed windows would face into the master bedroom.

As well as the two proposed intrusive upper storey windows mentioned, a third proposed new upper storey window on the west side facing the street would also provide a permanent perspective down into the front room of house number 40 (photo: 6 - west wall house 38 from front room house 40).



Photo: 6. The west wall of number 38 where the proposed new window would have a permanent perspective down into the front room of number 40. It is not the perspective of a passing pedestrian.

There can be different types of window. A clear window can afford a permanent uninvited intrusion into a neighbour's private home area, a partly obscured window is also an uninvited intrusion.

In conclusion

We have just experienced a long dark Covid winter during which we all have come to much appreciate how daylight and sunlight contribute to our well being. A southern brick and mortar construction across our southern boundary blocking daylight and sunlight, particularly in winter, together with windows which are invasive of privacy would be very detrimental.

John and Susanne Halcomb
40 Dalloway Road
Arundel