

Planning Services
Arun District Council
Arun Civic Centre
Church Approach
Littlehampton
BN17 5LF

7th April 2022

Dear Sir/Madam,

Applicant: Mr A Sinclair & Ms F Keating
Site: 114 Fitzalan Road, Arundel, West Sussex, BN18 9JY
Proposal: Retrospective application for the construction of a summerhouse to the rear of the host dwelling

Please find enclosed a completed electronic application for the above proposal. The application submission includes the following:

- Completed electronic application form with Certificate A
- Block and Location Plan – Drawing 003 – 23.02.2022
- Proposed Floor Plans - Drawing 001 – 04.04.2022
- Proposed Elevations – Drawing 002 – 04.04.2022
- Photo Compilation
- CIL Form
- Flood Risk Assessment

Overview

In a letter received by the applicant on 11th March 2022, the Council advised that a summerhouse that had been erected in the rear garden, required planning permission (reference ENF/10/22). The construction of the building was carried out without planning permission in error, as at the time of construction the height of the building was taken from ground level at its highest point (along the river levee). In addition, there are a number of similar structures within the locality which are of a similar scale, and do not appear to benefit from planning permission. As a result, the applicant was under the impression the summerhouse could be constructed under permitted development rights. Arun Planning Department has invited an application to seek regularisation of the building.

The summerhouse has been sited and designed to allow for river views when sitting within the building. It is noted the summerhouse could have been sited on the river levee itself, however, it

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was felt this would unfairly restrict neighbours' views from their own land and appear unduly prominent. The summerhouse is set back from the river levee and is constructed on an elevated platform. It measures 2.36m from ground level when taken from the top of the levee. When measured from its lowest adjacent point, the rear garden of the host dwelling, the building measures a maximum of 4.16m. It should be noted that the void below the summerhouse has been enclosed as it appeared unattractive, however, this is not a usable area due to the internal supports and the nature of the ground below. As such, the floor area of the structure starts at 1.8m above the lowest ground level, which is level with the top of the levee.

A flood risk assessment document has been submitted alongside this application due to its siting within Flood Zone 3. However, the application falls within the definition of minor development as it is a summerhouse within the curtilage of an existing dwelling, and does not create provision of an additional dwelling, which would be classed as vulnerable.

Design and Visual Amenity

Due to the siting of the building at the rear of the dwelling, it is not visible within the street scene of Fitzalan Road. The building is of modest scale and is surrounded by an eclectic mix of structures, therefore, the building can be seen to be appropriate for the area in which it is sited. In addition, views of the structure from neighbouring gardens are softened by the boundary treatments. The summerhouse is of a similar scale to those immediately to the North and aligns with their river-facing elevation. It is slightly higher than the structure to the North, by approximately 0.2m, however, it has a depth of 2.5m compared to the neighbouring structure, which has a depth of 6m+. The material used to clad its elevations is considered appropriate for its riverside location and reflects that of adjacent structures. The structure has a simple, contemporary design set amongst other buildings and is appropriate to its context.

The summerhouse does not result in any harmful impact upon the character of the host dwelling, or its locality, and therefore accords with D DM1 of the Arun Local Plan.

Neighbouring Residential Amenity

The summerhouse does not result in any overbearing or overshadowing impact upon the habitable accommodation of neighbouring dwellings. This is due to the modest scale of the building, and its separation distance of over 30m from nearby neighbouring dwellings. In addition, the summerhouse will not result in a material increase in overlooking to adjoining gardens over and above those existing from the residential use of the garden.

The structure will not result in any harmful overbearing or overshadowing impact upon the adjacent garden to the North, as it adjoins a larger existing structure in this location. The summerhouse the subject of this application has a depth of only 2.5m, which is less than half that of the adjacent structure. To the South, there is an existing outbuilding, however, this is

sited some distance from the summerhouse and is located to the South, which precludes potential overshadowing.

In conclusion, it is submitted that the building is of an appropriate siting, scale and design, particularly when viewed from its most visible river facing elevation. It is located between existing outbuildings, some distance from the main dwellings so does not impact on the amenities of adjoining properties. In all respects, it is considered that the proposal complies with Policy D DM1 of the Local Plan.

I hope that the submission is in order and look forward to receiving confirmation that the application is valid. However, should you require any further information, please do contact me on the number above.

Yours sincerely,

