

Application Ref: AB/38/22/HH

Applicants Ms and Mr Keating and Sinclair

Retrospective Application for Planning Permission for the construction of a summerhouse at 114 Fitzalan Road, Arundel, BN18 9JY.

I live next door to the above property and write to set out my objections to the retrospective planning application.

- It is built in such close proximity to my summerhouse (built by the previous owners circa 2006) that I shall be unable to carry out essential maintenance. There are only a few millimetres between my gutter and the side wall of the new summerhouse after the adjoining owner replaced half my original gutter with one of a smaller size in order to install it. The new summerhouse has also obscured the daylight from my return window on the left side.
- My summerhouse is a wooden structure and therefore needs air to circulate to allow the wood to dry out and breathe. The close proximity of the summerhouse next door will prevent this happening and cause the wood to develop mould and rot. In contrast the new summerhouse is built of a material that does not require maintenance.
- It is built on stilts and measures approximately 4.2m in height from the main garden level and the height measured from the highest ground level immediately adjacent is 3.6 metres - hence it is in breach of the "Permitted Development Rights for Householders".
- The building itself is box shaped on a level with the highest point of the riverbank and the decking stretches out across it. Neighbouring summerhouses, including my own, have pitched roofs and are built at ground level behind the top of the riverbank. Their decking is lower and much shorter and they are more secluded and private. The decking of the new summerhouse is raised above mine and is also longer. As it is in such close proximity it feels very intrusive and overbearing.
- The garden steps at 114 are on the other side of the summerhouse next to the steps of the garden at 116. If the steps of 114 had been moved between our two properties some of the concerns listed above would have been mitigated. The new summerhouse would then have been equidistant between the properties on either side.
- To the North of the riverbank the summerhouses are mostly hexagonal in shape and much smaller. They are at the top of the riverbank, but have no decking and there is plenty of space in between for maintenance, light and privacy. The new summerhouse at 114 therefore creates an unfortunate precedent.

Penelope Cave
112 Fitzalan Road
Arundel
BN189JY

Photos of Summerhouse at 114 Fitzalan Road and Ground Level Section



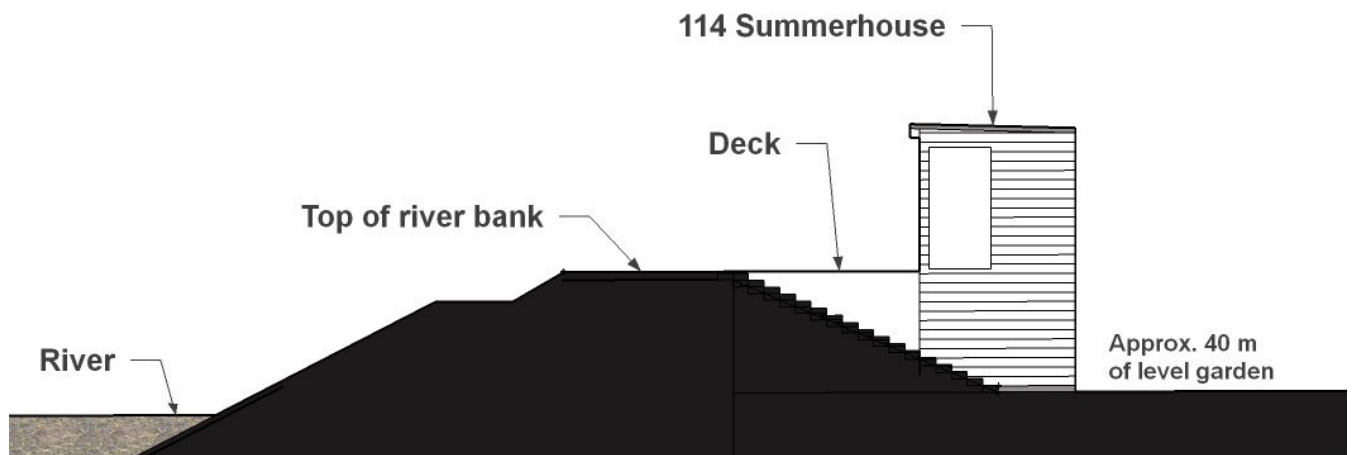
View of Summerhouses from River Bank



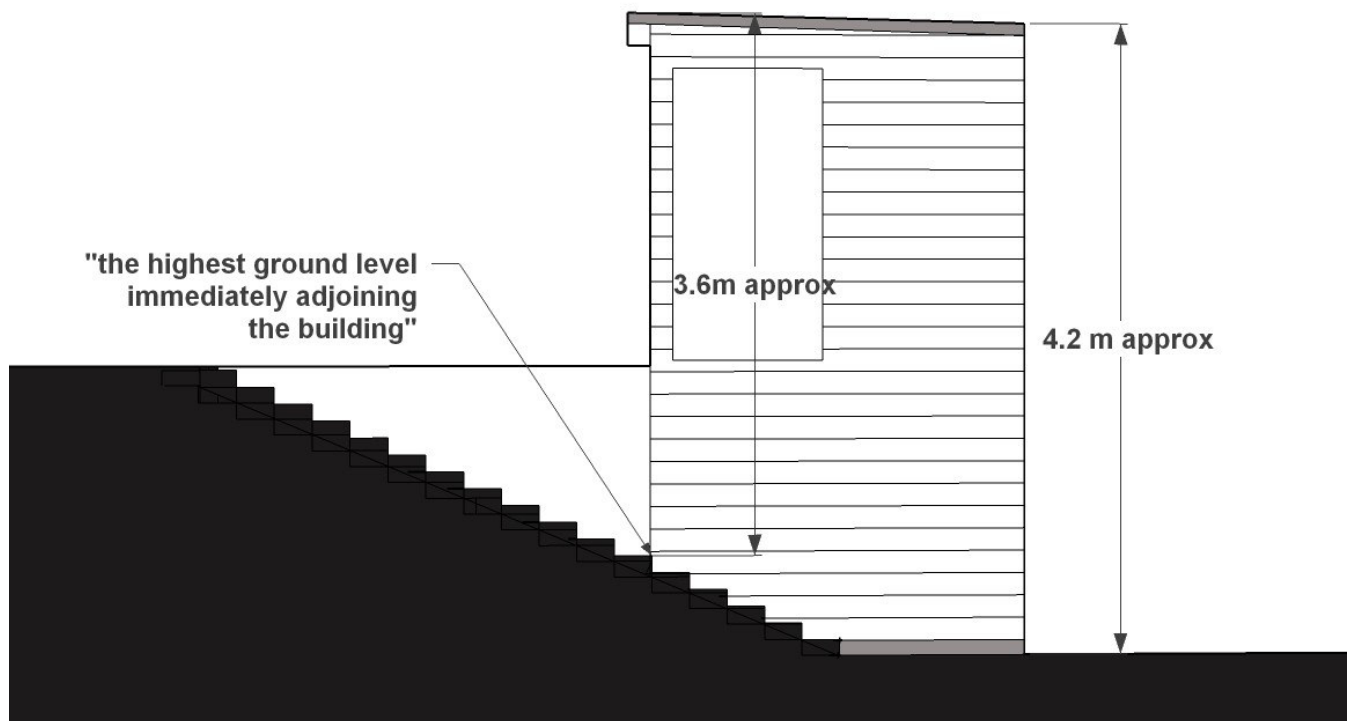
114 Summerhouse from 112 house window



Side view of 114 Summerhouse



Section showing Summerhouse position relative to river bank and garden level



Detailed Section with critical dimensions

Note: The summerhouse is within 2 metres of the boundary with 112, being only approx. 200mm from the boundary. Paragraph (e) of Class E –buildings etc in the current “Permitted Development Rights for Householders” document states that such buildings must be no higher than 2.5 metres and that “The height of the building should be measured from the highest ground level **immediately** adjacent to the building”. It can be seen from the above section that the summerhouse exceeds this maximum permissible height by approx. 1 metre.