



Forum House,
Stirling Rd, Chichester,
West Sussex, PO19 7DN

For the attention of Mr P Cleveland

Planning Services
Arun District Council

BY E MAIL ONLY

2 August 2012

Dear Mr Cleveland

AB/91/12 – Porch to front entrance, conservatory to rear & first floor extension over garage to provide bedroom & bathroom - 11 Dalloway Road Arundel BN18 9HJ

I act for Mr and Mrs. Gibbons of 13 Dalloway Road in this matter who **wish to register their objection** to these proposals for the following reasons:

The submitted plans are inaccurate/misleading and should be corrected before a decision is made:-

The submitted Block Plan incorrectly shows the joint boundary line with number 13 and does not show a single storey utility room at number 13. This inaccuracy results in the plan misleading as to the true juxtaposition of the proposed extension and my clients property in that the flank wall of the existing single storey garage at number 13 is in fact on the joint property boundary line.

The proposed extension would be out of keeping with and detrimental to the character and visual amenities of the locality in direct conflict with "saved" Local Plan Policies GEN 7 and DEV 19 and is poorly designed in terms of NPPF Paragraphs 17 bullet point 4 and paragraphs 56 – 68:-

This part of Dalloway Road is characterised by detached two storey 1960's housing laid out in a comparatively spacious and open plan manner. Single storey flat roof garages/ porches and other flat roofed extensions are notable, distinctive and typical features of the street scene as epitomised by Numbers 11/13 Dalloway Road. The single storey forward jutting flat roofed garage to number 11 and the sideward jutting single storey flat roofed utility room to number 13, maintain a distinct visual gap between the properties at first floor level despite their close proximity at ground floor level.

The proposed extension would extend the full length/depth of the existing single storey garage which forms the joint boundary and would result in an

uncharacteristic two storey extension jutting forward towards the road and a two storey end gable wall on the line of the existing boundary resulting in a closing of the visually important and characteristic gap at first floor level between the properties.

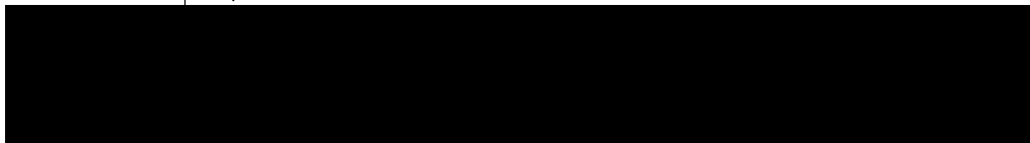
The proposals would be seriously detrimental to residential amenity in that the proposed bulk, height and proximity of the proposed extension to number 13 would result in it having an oppressive and overbearing effect on a private patio area and existing kitchen/living room windows contrary to "saved" Local Plan Policies GEN 7 and DEV 19.

The existing single storey garage at number 11 extends beyond the front wall of number 11 and the flank wall runs alongside the joint boundary and a rear patio area. There are existing living room windows in the front wall of number 11 and a side facing window to their living room/dining room area at the rear. There is also a rear facing kitchen window overlooking the rear patio. These windows to the rear receive direct early morning sunlight due to the garage being single storey in height.

The proposed extension would result in a towering two storey gable end wall running the full length of the existing garage flank wall in close proximity to these windows and rear patio area which would deprive the rear windows of that early morning sunlight and be visually dominating. The overall effect would be a two storey extension that would be unduly overbearing and oppressive when viewed from these windows and the rear patio area.

My clients, therefore respectfully request that the application be refused planning permission for the reasons given. Further they also request that the case officer visit and inspect the proposals from their property before determining the submitted application

Yours sincerely



Paul Collins BA (Hons) DipTP MRTPI (Director)

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