

22, Tangmere Gardens,
Aldwick,
Bognor Regis,
PO21 4BE

Monday 27th May 2019

Dear Sir/ Madam,

I am writing to you in response of the proposed planning application, reference: AW/114/19/HH, put forward by the occupants of 20, Tangmere Gardens, Aldwick, PO21 4BE.

We formally object to the proposed planning application for the redevelopment and extension of said property, for the following reasons:

- Firstly, having referred to the title deeds, the proposed plans to redevelop and extend number 20, would be a direct breach of The Third Schedule, point 3. Which states:

“Not to do any act or thing in or upon the said property or any part thereof which shall or may be or become or cause a nuisance or annoyance to the Transferor or any of the owners or occupiers of the adjoining or neighbouring properties”

The proposed plans to extend and redevelop number 20, would cause significant disruption, noise and annoyance both during the build, due to the extent of the proposed works taking place. Furthermore, and of most significance, are our concerns of the ongoing and long term negative effects that said development would cause to our property. I would like to draw your attention to these points which are listed below:

- If the extension and redevelopment of number 20 were to take place as per the current planning proposal, significant light would be lost from the side of our property through the bedroom and bathroom windows. The proposed plans indicate that the new building of number 20 would be 2.75 metres away from the side of our property. This would block the light into these rooms having an everlasting negative impact on our property.
- The close proximity of the building and the proposed pitched roof would create a shadow upon our property, further reducing the light and changing our experience from both inside and outside our property which would be irreversible.
- From the proposed plans, it is clear that the close proximity of the extension to our residence would obscure and restrict the view from the side bedroom window of our property, which again would be irreversible.
- The extension would block the sunlight into our back garden, with the proposed pitched roof, obscuring the direct sunlight that falls on to our decked area. We have invested in developing this area of our property, specifically to enjoy the late afternoon and evening sunshine in this part of our garden. This will no longer be possible if the proposed development goes ahead and therefore have an everlasting negative impact on our property and living conditions.
- It is felt that the size and scope of the proposed development would have a significant detrimental effect on our living space. The proposed extension is both imposing and oversized for the plot, and would result in an enclosed and claustrophobic feeling;

particularly in the upstairs side rooms, kitchen, entrance to our property, the carport and our back garden.

- We purchased our property as a semi-detached dwelling, as they were intended in their original build and their present form. It is felt that the proposed development will create the feel of a terraced property, which is out of character with the dwellings on this side of the road, and could have a negative effect on the value and saleability of our property in the future. We do not wish to live in a terraced property or one that gives the feel of a terraced property hence we bought the semi-detached house as was.
- Furthermore, by the very nature of our neighbours encroaching on our living space, coming significantly closer to our property, only 2.75 metres away, we will experience a reduction of privacy, an increase in noise and a feeling of claustrophobia, all of which will be an ongoing '*annoyance*' and '*nuisance*' and therefore is in breach of the title deeds to said property.

It is our understanding that in order to complete said proposed works, alterations will be required to our carport and boundaries fences.

We formally object to any changes being made to our property in order for the proposed developments to take place and do not agree to have our boundary fences and/ or car port altered in any way shape or form by anybody.

Alongside these ongoing and lasting detrimental effects, both '*annoyance*' and '*nuisance*' will be experienced throughout the building works process leading to a significant negative impact on our living conditions. I would now like to draw your attention to these points as listed below:

- The drive space between our two properties is already limited. Adding works vehicles, equipment, plant and deliveries to this, would be both '*annoying*' and imposing, alongside disturbing the peace and compromising access.
- Due to the already close and limited space available on our two driveways, it is quite feasible that throughout the works, our own driveway would be rendered useless therefore causing significant and unacceptable disruption, '*annoyance*' and '*nuisance*', which we state again, is in breach of the title deeds in the third schedule, section 3, quoted above
- The noise involved in completing said works would create significant disruption and '*nuisance*' to both us and other neighbouring residents.
- By the nature of what is involved in carrying out building works, both dust, sediments and general building waste will encroach on our living space both inside and outside our property
- It is our understanding that throughout the works, our carport, bin store and part of our back fence would be dismantled, leading to significant disruption and imposition to our day to day living. We would like to reiterate that we do not give permission for our property to be altered in any way shape or form. We also do not give permission for access to be granted through our property including our garden to allow the proposed works to be carried out.

We are not unreasonable in recognising that our neighbours may choose to extend and improve their property. However it is felt that the extent of the proposed plans would have such a significant impact on our property and our lives; that we formally object.

It is also felt that by the very size and scope of the proposed works; there may well be a sizeable negative effect on what value we can command for our property and the ability to actually sell our property, if and when we so desire.

I appreciate that not all individual letters can be responded to, however in light of the fact that we would be so directly and heavily impacted by the proposed works; we would be very grateful if you were able to keep us regularly informed of the further progress of this proposal.

Yours Sincerely,

A large black rectangular redaction box covering the signature area.

Mr Robert Bright and Miss Natasha Marley