7 Downing Close
Bognor Regis
PO21 5QG

18th May 2019

Dear Sir,

Planning Application Ref: **AW/134/19/HH** – Single Storey side and rear extension with rooms in roof, together with porch removal and replacement windows – 33 Balliol Close, West Meads, Bognor Regis.

My property, a three bedroomed bungalow, immediately adjoins the rear boundary of the application site and I consider that my dwelling and garden will be adversely affected by the proposed development. I therefore wish to register an objection to the application as submitted.

My reasons for objecting to the proposed development are as follows:
The description of the development is misleading in that this is clearly a TWO storey side and rear extension to an existing single storey dwelling. The applicant should be required to amend the description accordingly and the application re-advertised by the Council.
The proposed extension would be very close to the rear boundary of my property and, if permitted and built, would have an oppressive and overbearing effect on the enjoyment of my dwelling and garden. In particular, the extension would cause adverse overshadowing and loss of sunlight to my dwelling and garden, given the orientation of the proposed extension and its close proximity to the common boundary. I enclose a photo-montage showing the dominating effect the extension would have on my property given its height, width and location. I also include some calculations as to how much shadowing my dwelling will receive as a result of this extension being built.

I would draw your attention to Policy D DM4 on page 172 of the Arun District Local Plan 2011-2031 adopted in July 2018. This policy states, amongst other things, that "When considering applications for extensions and alterations to existing buildings (residential & non-residential) the Council will require that:-

a. the extension or alteration sympathetically relates to and is visually integrated with, the existing building in siting, massing, design, form, scale and materials;
b. the extension or alteration is visually subservient to the main building and provide a high standard of amenity;
c. The extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties;

Developments shall also be consistent with all other Local Plan Policies."

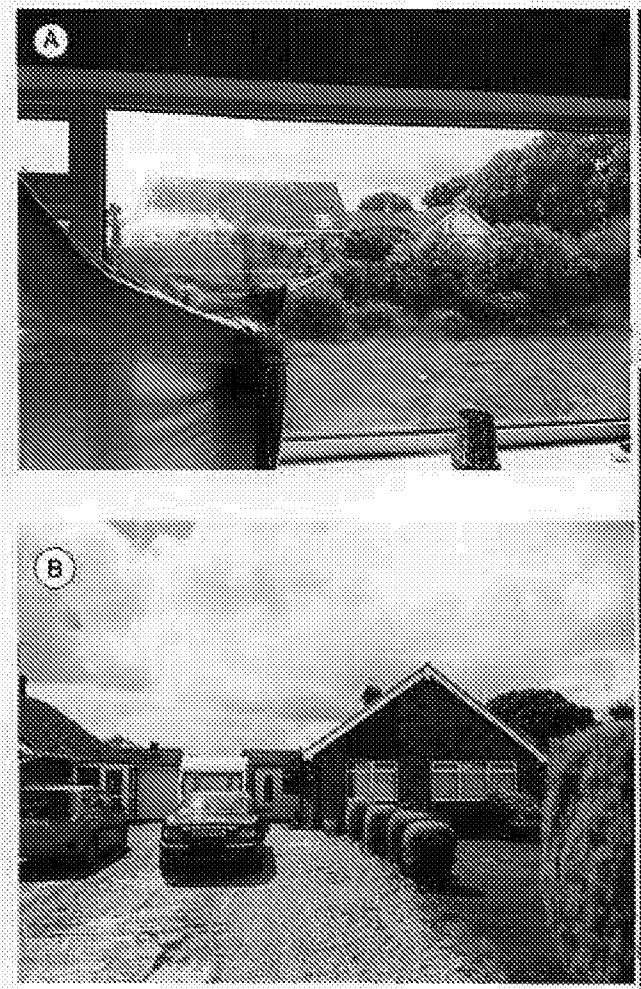
I consider that the proposed two storey extension is contrary to the requirements of Policy D DM4 and should therefore be rejected as submitted. A smaller hip-ended extension at a greater distance from the rear boundary and which would lessen the impact on my property may be worthy of consideration. Should planning permission be granted I would request that a condition is imposed requiring no windows or other openings be inserted in the rear elevation of the proposed extension.

The floor space of the property with the proposed extension is roughly 226m^2. Given the original property has about 81m^2 of floor space, that translates to an increase of approximately 178%. I consider this substantial increase in floor area to be a gross overdevelopment of the site which, if permitted, could set an undesirable precedent for other substantial extensions to bungalows on the West Meads estate.

Yours Faithfully,

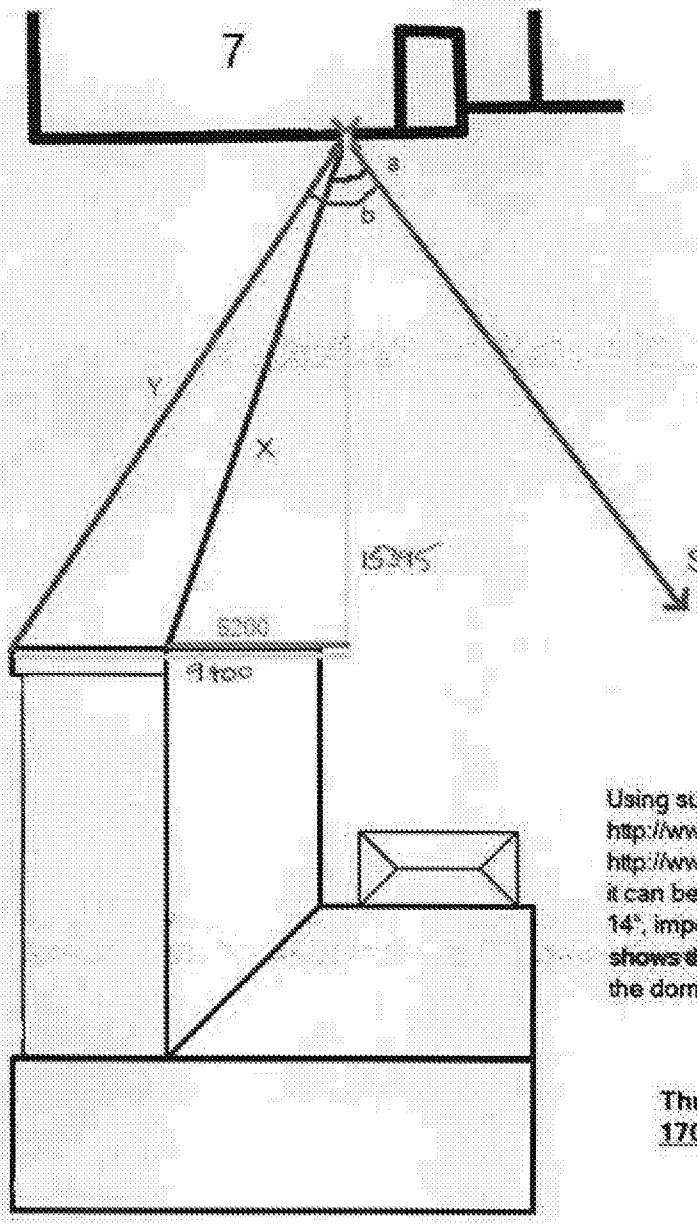
[redacted]

Trevor Woodgate





I've taken photo A, from our living room, of where the extension is proposed to be. I have used the front projection of my house, given it has the same apex dimensions and orientation as the proposed extension, I have matched the distances, bearing and elevation and taken photo B. Then I've copied and pasted the roof of my house on to photo A and added a dormer to create photo C, a montage of the effect the proposed extension would have.



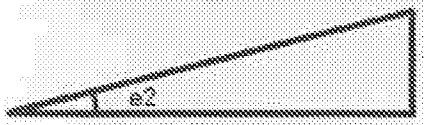
X = SQRT((15395*15395)+(5200*5200)) = 16249

Y = SQRT((15395*15395)+(9400*9400)) = 18038

Extension is roughly 5.5m high, so an elevation of approximately 4.5m from our windows.



tan(e1) = 4500/16249
e1 = 15.5°



tan(e2)=4500/18038
e2 = 14°

using measurements from the front of my house so as to place myself at the red cross, and a compass I was able to determine angle a is at a bearing of 233°
and angle b is at a bearing of 250°

Using sunrise and sunset data from
http://www.timeanddate.com/sun/uk/southampton?month=9&year=2019 and
http://www.timeanddate.com/sun/uk/southampton?month=3&year=2019
it can be determined that the dormer prominence at 250° bearing and an angle of elevation of 14°, imposes the most shadowing. Expanding the sun's path for the days in these months shows that from the 25th September to the 16 March, the suns angle of elevation is such that the dormer prominence will cast a shadow within our dwelling.

Thus demonstrating we will experience shadowing within our dwelling 170 days in the year as a result of the proposed extension