## Amber Willard

**From:** Trevor Woodgate [redacted]
**Sent:** 08 October 2019 09:02
**To:** Amber Willard
**Cc:** Cllr. Tony Dixon; [redacted] Cllr. Hugh Coster; Cllr. Gill Yeates; Cllr. Martin Lury
**Subject:** Planning application Ref: AW/134/19/HH - Rev A
**Attachments:** 33 Balliol Close West Meads (005).docx

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Dear Amber

Please find the attached document that I mean to be submitted as my representation to the revised application mentioned in the title of this email. I would like this to supersede the representation that I submitted on the 29 August. That representation was submitted in haste before the last DCC meeting and was submitted before I was invited to submit a representation on the revised plan.

I hope and trust the decision on this application will still be made by the development control committee and will not end up being made under delegated powers as recommended by the planning department.

Yours Sincerely

Trevor Woodgate
7 Downing Close
PO21 5QG

7 Downing Close
Bognor Regis
PO21 5QG

8th October 2019

Dear Sir,

Planning Application Ref: **AW/134/19/HH** (Rev A, submitted 20/8/2019) – 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 revised development. I therefore wish to register an objection to the application as submitted.

My reasons for objecting to the revised 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, adverse overshadowing and loss of sunlight to my dwelling and garden. The unsubstantiated "Sunpath" diagrams submitted to the planning portal as evidence that overshadowing won't be an issue are incorrect and misleading. I include an insert using proven solar data (that I have permission to use) to demonstrate as such. I also include some calculations as to how much shadowing my dwelling will receive as a result of this revised 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;

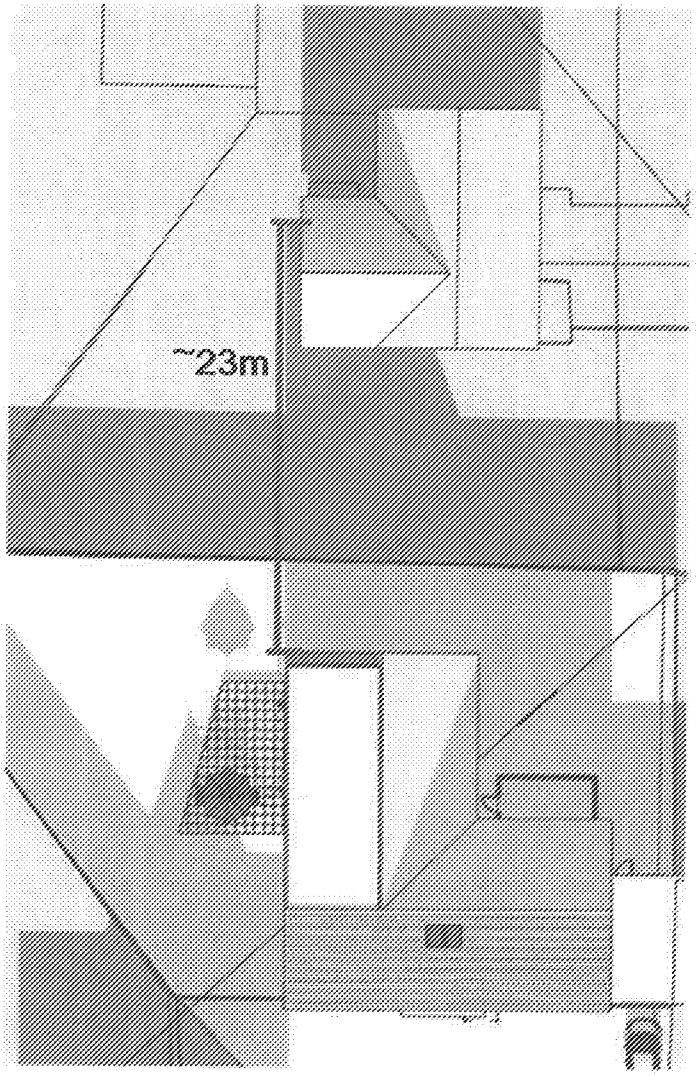
Developments shall also be consistent with all other Local Plan Policies."

The substitute plans submitted on the 20th August comprise a very minor modification to the proposed substantial two storey extensions to this small bungalow. They comprise a reduction of one metre in the length of the original 11 metre deep, two storey rear and side extension proposed. The height of the extension would remain the same at 5.5 metres. The reduction in the length would increase the separation distance from my rear boundary from 4.76 metres to 5.76 metres. As mentioned, these are very minor changes and, in my opinion, do not amount to a significant reduction of the overpowering and over shadowing effect on my property. Moreover, in my opinion, these minor changes do not result in an extension which is visually subservient to the main building and, as previously stated, it would have an adverse overshadowing and overbearing effect on my property and an adverse overlooking, over shadowing and overbearing effect on No. 31 Balliol Close. I continue to maintain therefore that the proposal is contrary to the adopted Local Plan Policy D DM4 and should be refused by the District Council's Development Control Committee.

I note some representations suggest that because properties on the West Meads estate already have dormers that justifies the dormer extension proposed here. However, it is worth noting that those dormer extensions have been in to existing roof space, and they do not include floor to ceiling clear glass Juliet balcony doors. I conclude it is therefore unfair to cite those existing extensions as justification for this one, they are not a like for like comparison.

The floor space of the property with the revised extension is roughly 210m$^2$. Given the original property has about 81m$^2$ of floor space, that translates to an increase of approximately 159%. 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.

Your Faithfully,
Trevor Woodgate



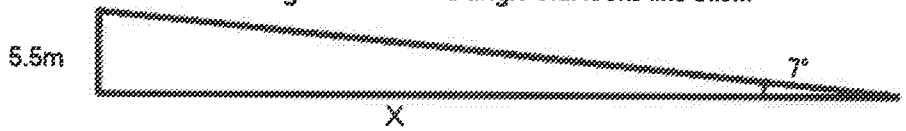

## Sunpath diagram listed as 1 January 3pm

This set of unsubstantiated "Sunpath" diagrams are incorrect and misleading and give a false impression that the shadowing cast by this this proposed extension will not really interact with our dwelling. Firstly by choosing times of day favourable to their purpose, and secondly by having incorrect angles of elevation and bearing for those times of day chosen. Correct shadowing calculations using proven solar data, that I have been given permission to use are provided on the next page.

I will now demonstrate that these Sunpath diagrams are incorrect for one diagram, by using the proven solar data for the month of January available at

http://www.timeanddate.com/sun/uk/southampton?month=1&year=2020

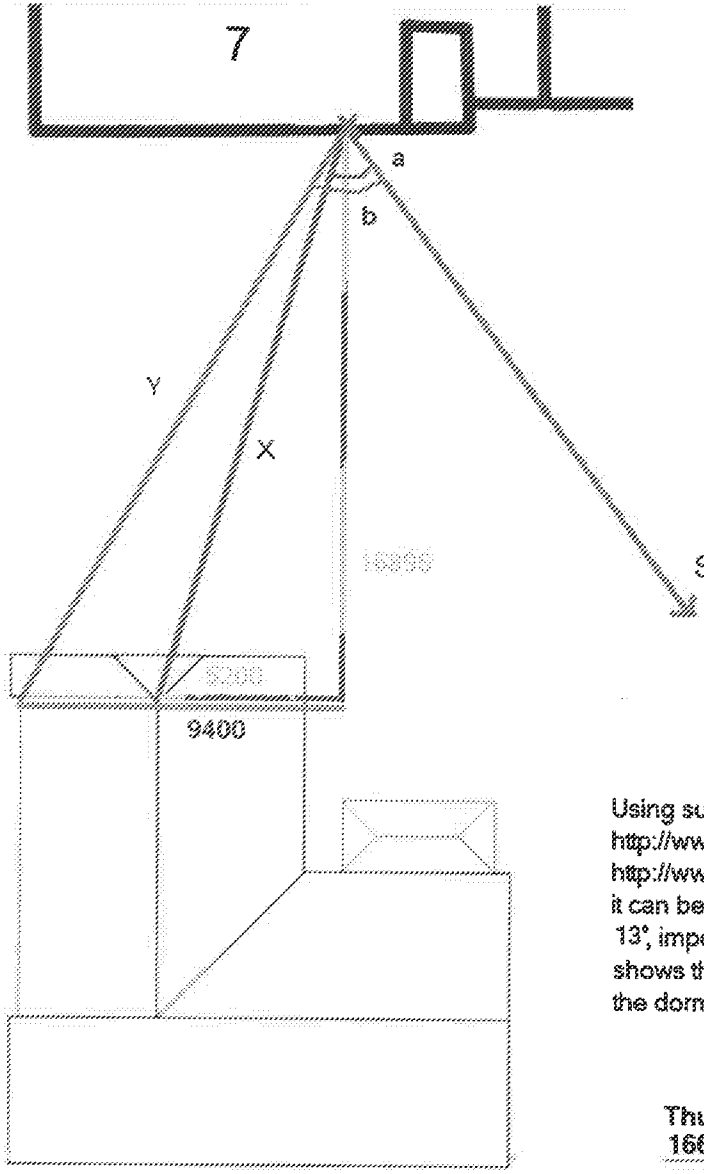
For 3pm on 1 January the angle of elevation of the sun is 7°
The height of the dormer is 5.5m
As such we are looking at a shadow triangle that looks like this...




So tan(7°) = 5.5/X therefore X = 5.5/tan(7°) = **44.8m**

Given that the drawings provided in the Sunpath diagram are suggesting a shadow of about 23m in length, this drawing is suggesting the sun is at an angle of evelation almost twice that it is in reality (an angle of elevation the sun barely reaches at it's meridian this time of year). The bearing of the shadow is off too. All the diagrams suffer from these issues

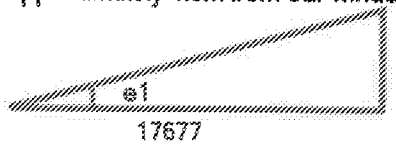
As such these diagrams cannot be used as reliable evidence of the shadowing the proposed development will cast on our dwelling



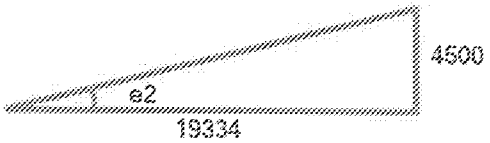

X = SQRT(16895*16895 )+(5200*5200)) = 17677

Y = SQRT((16895*16895)+(9400*9400)) = 19334

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




tan(e1) = 4500/ 17677
e1 = 14.28°




tan(e2)=4500/ 19334
e2 = 13.1°

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 13°, imposes the most shadowing. Expanding the sun's path for the days in these months shows that from the 28th September to the 15 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 166 days in the year as a result of the proposed extension**