

10, St Richard's Drive
Aldwick
Bognor Regis
West Sussex
PO21 3BH

roofs implications
sunshine

Dear Mr Willard,

Re: Planning Application AW/136/22/HH - 8 St Richard's Drive

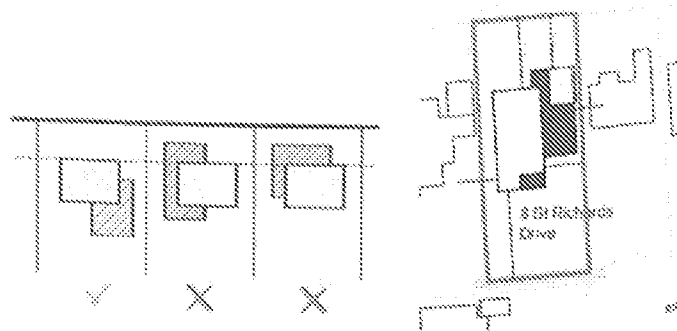
as no but concern about the height of

Please accept this letter ~~is~~ objection to the plans put forward for planning consent for substantial changes to 8, St Richard's Drive.

With reference to the *Arun Local Plan 2011-2031 (2018)* I believe the plans submitted do not adhere to policy D DM4. The proposed extension will effectively double the front elevation which means that the extension is not visually subservient to the existing structure (point (b)). The proposed two-storey side extension will have an adverse overbearing effect on the neighbouring property, 10, St Richard's Drive as it will extend to within 1m of the boundary between the properties. The additional shadow cast by the higher roof will have an adverse impact on the light to the study and VVC and, potentially, to the light in the living room, as the plans extend beyond the back exterior wall of number 10. The garden, and specifically the patio area will suffer from overshadowing. With reference to point (e) of the policy, the established spatial character of the street is based on there being a good amount of space between each property. The proposed plans will compromise this characteristic, as the side extension is overly large for the street scene. Whilst the properties on the street are of varying designs, what unites them is that they sit in generous plots and none of the them fill or dominate their plots in the way that the proposals for this property would, given the sheer width of the frontage to the street and its scale and massing.

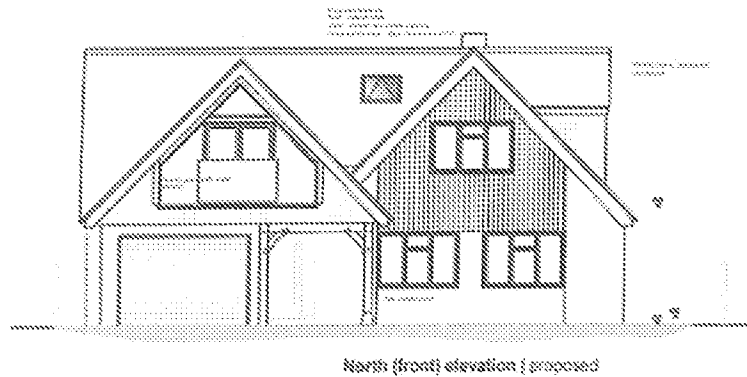
With reference to the *Arun Design Guide SPD (2021)* section M.01, I believe the proposed plans are similar to the third diagram of figure 272, as the small building in the north-east of the plot is currently a single storey garage. The proposals make this into a two-storey extension as part of the house, which will extend the habitable space beyond the existing front of the property.

Figure 273
Appropriate & inappropriate
Development Forms -
Attached Housing



The design document states that "the scale, massing and positioning of extensions should be visually subservient to the existing property in order to ensure that the latter remains the dominant form."

The scale of the proposals is such that the extension is equally dominant, not subservient to the existing property.

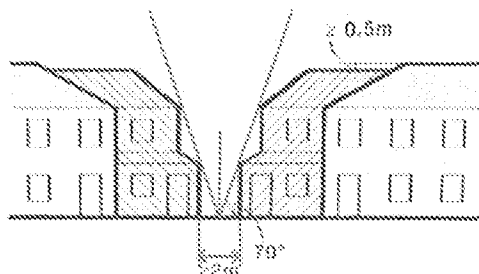


The document goes on to say that "side extensions should in most cases be set back from the front of the house in order to play a subservient role to the original building... Extensions should also in most cases be set down from the existing roof ridge height by a minimum of 0.5 metres,". The side extension proposal in this case is set in front of house to incorporate the existing garage, and the roof ridge across the whole property is proposed to be raised.

Looking again at the proposed front elevation, the first floor will be less than 1m from the boundary, which does not adhere to the Arun design guidelines which state "In streets characterised by small gaps between buildings, extensions must not close important gaps in the street scene by leading to a terracing effect, or remove existing external access from front to back gardens. This can generally be ensured by keeping extensions at least 1 metre away from the side boundary of a plot at ground floor and 2 metres away at first floor and above". The plans will also contravene the next principle "No part of the development should generally protrude further than the 70 degree line taken from the plot boundary" as the proposals extend to a line of around 84 degrees from the plot boundary.

Figure 250 Side Extension -
Principal Elevation - Guidance

- No extension or development should extend beyond the 70 degree line from the plot boundary
- No side extension should have a height greater than 70% of the original building's height.



For the above reasons, I believe this planning proposal should be rejected.

Kind regards,

Mrs Heather Eames