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From: David Frost [REDACTED]

Sent: 22 June 2021 22:13

To: Planning <Planning@arun.gov.uk>

Subject: AW/159/21/HH - Objection to Planning Application

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I am writing to comment upon the planning application AW/159/21/HH which relates to the property neighbouring my own.

Before commenting on the proposals themselves, it is relevant to draw attention to the fact that the submitted drawings showing the "as existing" plans appear to be inaccurate. Objections already posted deal with some discrepancies between what is constructed and what was approved under AW/331/20/HH, and there appears to be additional discrepancy in the roof profile at the north east corner.

I also draw to your attention that the drawings do not appear to be consistent throughout. In particular I would draw attention to section A – A (Plan 3) which appears to show a very shallow

roof pitch around the first floor dormer extension leading up to a flat roof across most of the dormer. This does not fit in with the plan of the loft (Plan 2) which shows a very small flat roof on the two dormers; nor with the two side elevations (plans 7 & 8) which show a significant pitched roof over both dormers. There is also apparent contradiction with the rear elevation drawings (Plan 5) which show no flat roof on the first floor dormers at all.

Turning to the second floor drawings, the floor plan shown on Plan2 (Loft) shows a relatively small increase in the floorspace; but the size of the dormer shown on both the side elevation (plan 8) and on the rear elevation (plan 5), both appear to be significantly larger.

In considering the merits of the application I submit that it is important to keep in mind that this proposal falls within a conservation area; it is incumbent upon the applicant to demonstrate that the proposals do not give any harm to the overall character of the buildings in the conservation area and the character of the area generally. This does not apply only to the front elevation of the building, but also to other elevations and it is not appropriate for the rear elevation to be expanded with the introduction of dormers without giving any consideration to the overall character of the conservation area. This elevation is widely visible to a large number of other residents in the immediate vicinity. The introduction of dormers at both first floor and at second floor level into this steeply pitched roof line contravenes all the unwritten rules about preserving the original building and only allowing changes which are in character with it. In this case the massing of the building will be completely altered from the original design to such an extent that the original building will be largely obliterated by the two sets of changes. Moreover, the increased building mass created by both the proposed dormers and the extended roof line at the north east corner in very close proximity to the boundary will further and unreasonably restrict the light reaching the rooms of No 27 The Drive at a point where it is already shaded by the building mass of No 25. None of these changes are in character with the existing building and have an adverse effect on its overall appearance. The introduction of a new dormer at second floor level is particularly visually obtrusive and out of scale and character.

As such, I submit the proposals do not comply with policies HER DM3 (b) (Conservation Areas) and D DM4 (a) and (b) (Design) of the local plan, irrespective of any of the other factors e.g. privacy which are addressed below. I would also submit that the proposals fail to comply with the basic design objectives set out in the Local Plan as expressed in para 13.2.7 (character) and 13.2.8 to 13.2.9 (scale).

I also submit that the proposals do not comply with Policy D DM1 (3) (Form and Design Quality) and Policy D DM4(c) (Extensions and Alterations) of the local plan which indicates that any new proposals should have regard to the privacy of adjoining residents. There is little doubt that these proposals will give rise to significant loss of privacy to adjoining private garden areas, by reason of the creation of dormers at first and second floor level. I am enclosing a photograph of the existing roofline of No 25, as viewed from the garden of No 27, clearly demonstrating that a change from the existing chalet design will create a material increase in building mass which I submit is out of character with both the existing building and surrounding area. I would specifically draw your attention to the fact that there is no current line of visibility from any first-floor window of No 25 into the garden of No 27. If this proposal were to proceed all of the newly created windows will acquire such a line of visibility. The overlook and loss of privacy impact to No 27 and other surrounding properties is clear to see.

As a consequence of these impacts and because I will be directly adversely affected by them, I strongly object to the introduction of these proposals.

Please confirm that this objection has been received within the specified period for consultation and will be taken into account.

Regards

David Frost