

Aldwick Bay Company Ltd

The Aldwick Bay Estate

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Planning Dept. Att Mr D J Vick
Arun District Council, Arun Civic Centre
Maltravers Road, Littlehampton
West Sussex BN17 5LF
10-08-2015

Dear Mr Vick

I The Dunes, Aldwick Bay Estate.

Ref AW/I63/I5/HH

“3 Storey extension including moving living area to first floor level & 2 bedrooms with en-suite in the roof.”

This property adjoins the Aldwick Bay Conservation area to the east and north and the SSSI to the south. In addition the property occupies a very visible position from the street and from the principle access to the beach. With this in mind the Board have considered this application and **object** as follows:

1. The other properties in The Dunes have hipped roofs, thus presenting a 2 storey building with rooms in the roof. The proposed gabled roofs on this application represent a full 3 storey building which is out of character for the street and the adjoining Conservation Area.
2. Gabled roof in addition give rise to more overshadowing.
3. The proposed east and west elevations have not been given any consideration in terms of their appearance. In particular the east elevation which is a street elevation, facing a'Becket's Walk and the Conservation Area deserves to be treated with due consideration in terms of its appearance and not be merely a left over product of the internal accommodation the applicant is looking for.
4. The site plan shows an incorrect footprint of the property to the west and it is therefore not possible to fully appreciate the impact the proposals will have on the adjoining property. The proposed heights however, very close to the boundaries will give rise to serious overshadowing and impact on the amenities of the adjoining property.
5. There are overlooking issues with some of the propose windows and balconies.

We trust you will give careful consideration to all of the above concerns before deciding on the application.

Yours sincerely

Mr Bennie Pieters
(Director of Planning)

Cc Aldwick Parish Council