

[REDACTED]

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**From:** Oli Hicklin [REDACTED]  
**Sent:** 02 September 2015 13:03  
**To:** Ross Leal  
**Cc:** BRIAN MARTIN  
**Subject:** AW/216/15/HH - Formal response to Objections

Hello Mr Leal

I write to you with our formal response to the objections ref our planning Application - AW/216/15/HH. I apologise for the delay in getting this to you, as we have been out of the country for the last three weeks.

Reference the objections received;

From Terry Mullings and Lynn Sullivan, 27 St Richards Drive - I can answer these together as the objection letter are identical.

*1/ It will have an overbearing effect on neighbouring properties due to its overall significant increase in size*

Our property is only going out 3.5 metres on the first floor, 4 metres on the ground floor. Excluding our garage, the footprint of our house will be more or less identical to 27 St Richards Drive, which has been extended in the past, both to the front and the rear. With our proposed extension the house will look the same from the front. Other properties in the area have a footprint of a similar size also - Which can be seen on the plan view.

*2/ Windows on the extended east elevation, and the new roof extension, will allow overlooking into our premises and rear garden which will cause a loss of privacy*

At present we have a full view of neighbouring gardens from our top bedroom rear windows, as they do of ours from their top windows, this will not be changed in any way with the extension. The windows in the new east elevation are high, as they are presently, so overlooking will be not possible. Windows in the roof, will be of the velux type, so once again, overlooking is not possible.

*3/ the extension will cause adverse overshadowing as it extends beyond the rear of our house and during the latter part of the day towards sunset, our property would be afforded less natural light*

Our proposed upper floor extension will only extend by 1 metre past the back wall of 27 St Richards Drive. And due to where the sun sets, this small amount will make no difference to light into their property at all, at any time of the day.

From Aldwick Parish Council

*Members strongly objected to the application on the grounds that the proposed extension would not sympathetically relate to and would not be visually integrated with the existing building in siting, design, form, scale and materials; because the proposed extension would not be visually subservient to the main building and because the proposed*

extension would have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties. Therefore, Members agreed that the application is in direct conflict with Policy Dev 19 of the Arun District Local Plan (i); (ii) and (iii) and with the Parish Design Statement development criteria Area 9p 54.

Our proposed plans are to revise and renew windows, doors, roof tiles and guttering (all of which need replacing and modernising due to age), along with this we plan to render the whole house, including the extension, so it will visually integrate perfectly as a whole. We have observed in our surrounding area, that all properties are different in look and size to each other. The front, width and roof height of our property remain the same in size, so it cannot have an overbearing effect on neighbouring properties, and the materials we have chosen are being used elsewhere in the surrounding area.

From 'Little Oak', 23 St Richards Drive - Two letters from common-law husband and wife - All answered together

1/ *The extension would be over-bearing and dominating as regards both the adjacent properties, particularly No.23 as this is a chalet bungalow*

We have answered this above with regard to adjacent properties. However it must be noted that no.23 already extends back further than our house and has a separate, setback garage, extending halfway back into their garden on the east side, so our extension will have no effect on them at all.

2/ *Natural light would be significantly reduced for No .23, mainly morning sunlight*

As addressed in point one, their garage already blocks all light from the East, so our extension will have no effect on this.

3/ *The completed 3-story extension and the roof configuration would not be in keeping with the local area, especially in a small cup-de-sac*

Our house presently has a window on the 2nd floor. The house opposite No 23 , No 36 St Richards Way, is also three story, as is another house further down the road. All houses are different in this area.

4/ *This extension is of such a size that it will dominate my property and cause significant loss of light from the east, particularly morning sunlight*

This has been answered in point 2

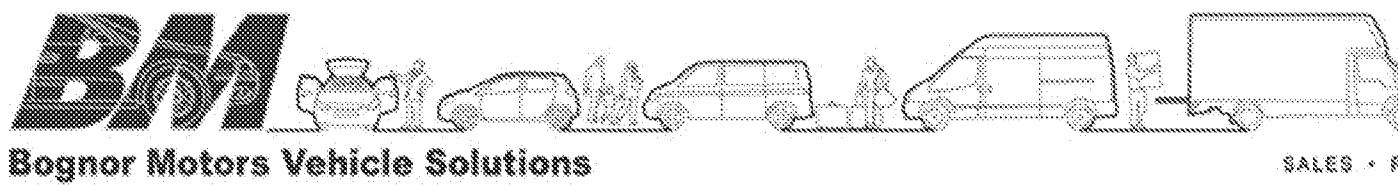
5/ *The completed building will not be in line or keeping with the other properties in the immediate area*

As has been answered above, all properties in the immediate area are different in size and appearance.

Thank you for your time reading this.

Kind regards

*oli*



**Oliver Hicklin**

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