

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 31 August 2018 08:37
To: Planning Scanning
Subject: FW: Objection to Application AW/218/18/HH
Attachments: let.Objection to Plan Application AW-218-18-HH.docx

From: Sue Bowley **On Behalf Of** Planning
Sent: 30 August 2018 12:37
To: Planning.Responses
Subject: FW: Objection to Application AW/218/18/HH

Sue Bowley | PA to Director of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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Save the environment - think before you print.

From: mike hampton [REDACTED]
Sent: 28 August 2018 16:07
To: Planning
Subject: Objection to Application AW/218/18/HH

Dear Sir/Madam

Please find attached to this Email a WORD (docx) document containing our objection to the application as it currently stands.

Please note we are not objecting to the principal of the development if slightly altered in design and location as requested so it does less harm to us and our ability to get light into our main windows and does not unreasonably limit the ability to conduct appropriate maintenance.

yours faithfully

M J Hampton

Ref: MJHGen.Let.ArunDC.

*4 Seabrook Close
Aldwick
Bognor Regis
West Sussex
PO21 3UT*

The Planning Officer
Arun District Council
Council Offices
Littlehampton
West Sussex

27th August 2018

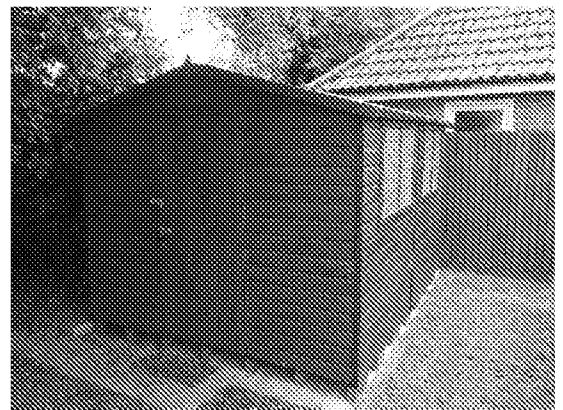
**Planning Objection sent by Email on 27th August 2018
Application Ref: AW/218/18/HH**

Dear Sir/Madam

We wish to object on two counts to the above application. We note that if the proposal had been built with a lower roof ridge (less than 2.5 metres above ground) then as we read the guidance from the government Planning Portal it may not have needed a planning consent. The ridge is however very significantly higher at 4 metres and we consider unnecessarily so and does considerable harm to us as neighbours.

Roofing Guidance and in particular related to necessary roof pitches advises that the roof pitch for a smooth roofing (such as a sheet roof) can be as low as 12.5°; for tiling BS 5534 says the pitch should be a minimum of 20°, whilst producer Marley/Eternit provide tiles suitable for 17.5°, 25° and 30° but also advises that for plain clay tiles 35° might be preferred. You will note that the Application before you increases substantially the ridge height by adopting a pitch of 45° closer to the owners property but a steep 57° (approximately) for the ridge very close to our boundary.

Our concern is that this will create a major impediment to light entering our kitchen to provide daylight at the working end of the kitchen. Under our window is the sink and close by are the oven and hob, the microwave unit and the fridge and freezer unit. The photograph below shows that the fence (of 1.8metres) takes up half the view from the kitchen and a 4 metre high ridge building would therefore take up the full height of view at the ridge level, limiting very substantially the daylight we would receive from the sky or sun into the kitchen.



This shed (2.4 metre wide) is wider than the proposed outbuilding adjacent to our boundary but only stands just under 2.2m above ground and is only just marginally higher than the 1.8 metre fence.

Quite clearly a 4 metre ridge will completely fill the height of our view from the window, but it is not the view but the ability for daylight from the sky to get into the room which is of primary importance to us. We would ask the

Council to consider requiring the applicant to reduce the roof pitch to no more than 35°, thereby enabling them to use any standard tile on the roof but also limiting the light reducing impact on our home. This lower pitch would lift the ridge just within 77cm above the eaves and thereby reasonably limit the loss of light we would suffer from due to this development. It should be noted that the proposed development will hardly be visible at all from the applicant's home, located as it is in the far corner of a large garden and shielded from the house by extensive and mature shrubs forming a large hedge within the garden, yet whilst they do not see this development it would severely reduce the light available to the working area of our kitchen.

Whilst it does not immediately impact on us we are concerned as the development as proposed and indeed started does not allow the neighbour to maintain his building or for access to clear the guttering. You will see from the photo below that the new development, over 9 metres long sits very close to the boundary (with supposedly only a 30cm gap) and does not enable anyone to get to maintain or paint the wall which is currently painted and will continue to need occasional attention. Equally it will be impossible over a 9 metre length to get along to clear the gutter and we are in an area with many trees that mean leaves congregate in the gutters and they need regular- possibly annual – clearing.

Equally the outside of the new unit on that face is not shown as being clad and there is no realistic prospect of maintaining a weather proof outer finish to that new wall. The result for both the existing and the new build is that they will deteriorate due to the inability to undertake maintenance and weather proofing. This will lead to a general deterioration in quality of the area and cause long term problems for the owner of this new build and his neighbour who will have lost the ability to do protective maintenance.



We also feel the location so close to the neighbours building (and unnecessarily close as there is plenty of width to the garden) means that appropriate maintenance will not be possible; hence the building should be moved possibly half a metre away from the side boundary.

Yours faithfully

