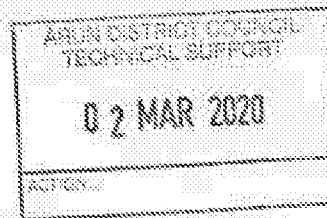


The Group Head of Planning
The Arun Civic Centre,
Maltravers Road,
Littlehampton,
West Sussex, BN17 5LF



39 Aldwick Fields
Bognor Regis
PO21 3SU

28 February 2020

Dear Sir,
Application Ref: AW/22/20/HH – Proposed two storey side extension at 41 Aldwick Fields,
Bognor Regis

With reference to the above numbered planning application we wish to register our objection to this proposal on the grounds that the extension, if permitted and implemented in its present form, would have an oppressive, overbearing and overshadowing effect upon our property having regard to its height, depth and position on the common flank boundary. Moreover, it would have a dominating effect upon the appearance of the street scene.

We feel that this detrimental impact on our property could be reduced if the proposed gable ended roof were to be modified in the form of a hipped ended roof with a roof slope similar to the pitch of the front gable ended roof. Further, the overall height of the extension should be reduced so as to appear subservient to the existing roof of the dwelling. With these suggested modifications to the design the bulk and mass of the extension would also be more in keeping with the street scene and other dwellings in Aldwick Fields. Attached to this letter is a copy of the applicants drawing No. NS003, Revision A, on which we have shown in red our suggested revisions.

We would mention that a similar, but smaller, 2 storey side extension has been constructed at No.3 Kenleigh (Ref: AW/216/07/) which is a cul-de-sac leading from Aldwick Fields. This was a resubmission following Ref: AW/101/07/ for a much larger extension which was withdrawn.

Your attention is drawn to Policy D DM4 on Page 172 of the Arun District Local Plan 2011-2031 adopted in July 2018. This policy states, amongst other things, that "When considering applications for extensions and alterations to existing buildings (residential & non-residential) the Council will require that:-

- a. The extension or alteration sympathetically relates to and is physically integrated with the existing building in siting massing, design, form, scale and materials.
- b. The extension or alteration is visually subservient to the main building and provide a high standard of amenity.
- c. The extension or alteration does not have an adverse overshadowing, overlooking or overbearing effect upon neighbouring properties;

Developments shall also be consistent with all other Local Plan Policies."

We consider that the proposed two storey extension is contrary to the requirements of Policy D DM4 and therefore should be rejected as submitted.

However, should planning permission be granted in its present form, or as amended in the manner suggested above, we would request that the following condition is imposed:

No windows or other openings shall be constructed in the east elevation of the extension which adjoins the side boundary with No. 39 Aldwick Fields without the prior permission of the District Planning Authority on an application in that behalf.

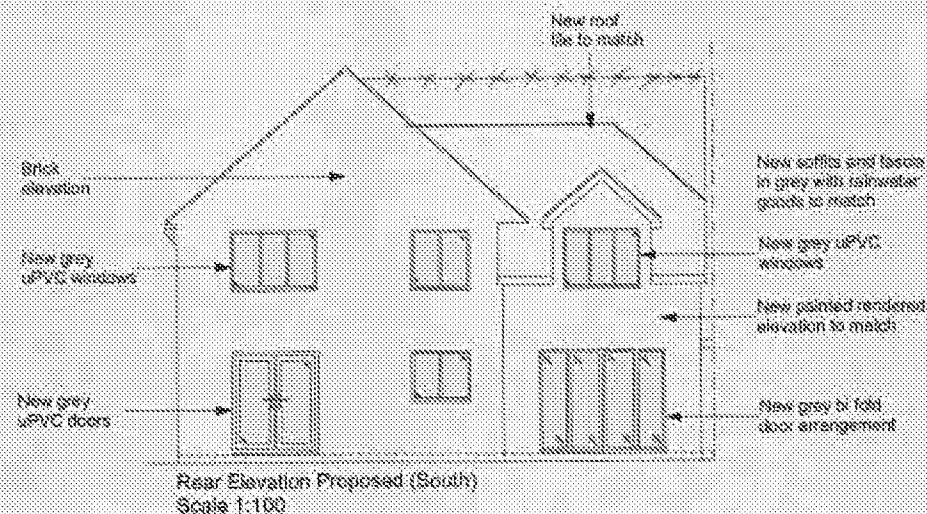
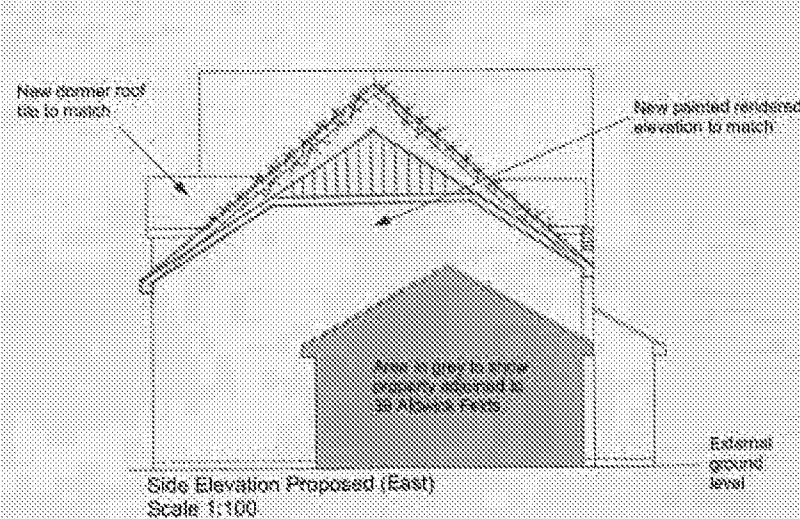
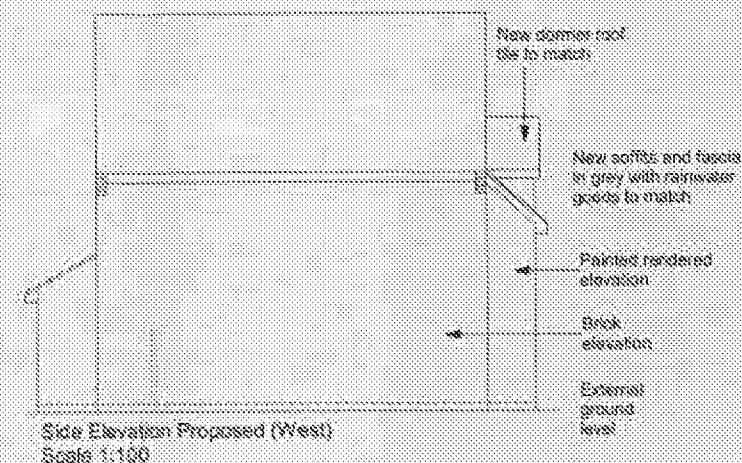
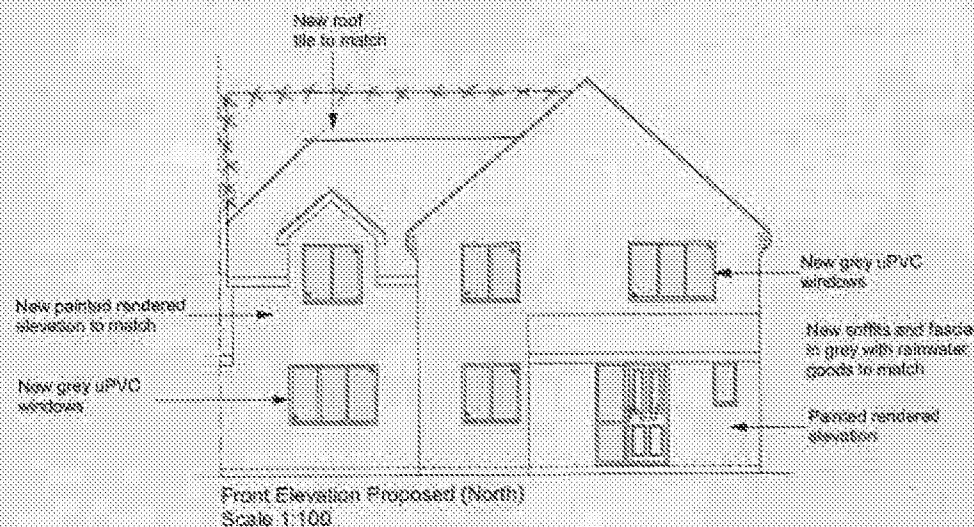
Reason: To protect the amenities and privacy of the adjoining property and to prevent unneighbourly overlooking.

We would urge you to give careful consideration to the comments and concerns mentioned above before a decision is made on the application.

Yours faithfully,

Mr & Mrs P. Millier

SUGGESTED AMENDMENTS TO SHOW ALTERNATIVE ROOF DESIGN



Notes:

- All existing brown uPVC windows are to be replaced with new.
- All existing soffits, fascias and rainwater goods to be replaced with new.

Client	Project	Location	Scale	Drawn	Project
Mr & Mrs Smith	415 Green Road	London	1:100	1:100	1:100
Mr & Mrs Smith	415 Green Road	London	1:100	1:100	1:100
Mr & Mrs Smith	415 Green Road	London	1:100	1:100	1:100
Mr & Mrs Smith	415 Green Road	London	1:100	1:100	1:100
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