

[REDACTED]

From: Amber Willard
Sent: 25 October 2019 08:53
To: Planning Scanning
Subject: FW: AW/258/19/HH
Attachments: 26 Barrack Lane.pdf

[REDACTED]

Amber Willard | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Daun Johnson [REDACTED]
Sent: 24 October 2019 14:07
To: Amber Willard [REDACTED] >
Subject: FW: AW/258/19/HH

Daun Johnson | Technical Support Unit Assistant, Directorate of Place, Arun District Council | Location: GroundFloor, Phoenix House, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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Save the environment - think before you print.

From: Ivon Blumer [REDACTED] >
Sent: 24 October 2019 13:01
To: Amber Willard [REDACTED]
Cc: Paul Dunn [REDACTED]; Planning [REDACTED]; Planning.Responses [REDACTED]
Subject: AW/258/19/HH

Dera Amber

Please find attached letter on behalf of the applicant Mr & Mrs P Dunn of No 26 Barrack Lane, responding to the objection by Mr & Mrs Hickman of No 30 Barrack Lane, in respect of the above planning application.

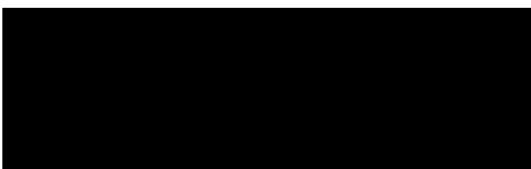
I would be grateful if this could be considered and placed on the planning file.

FYI I will issue a Heritage Statement next week.

You will also have received an e-mail from Mr & Mrs Dunn confirming that I may act as their agent.

Kind regards

Ivon



The Studio, 41 West Drive, Aldwick Bay, PO21 4LZ



[REDACTED]

Arun district Council Planning Department
Arun Civic Centre
Maltravers Street
Littlehampton
West Sussex
BN17 5LF

24/10/19

Ref: Planning application AW/258/19/HH

Dear Amber

Further to the letter of objection from Mr & Mrs Hickman at No 30 Barrack Lane in respect of the proposed side extension to my client's property at No 26 Barrack lane, I would respond on behalf of the applicant Mr & Mrs Dunn, as follows.

Firstly, it is not the applicant's intention to cause any stress or upset to Mr & Mrs Hickman, or any un-neighbourly development and they will take all measures to alleviate any concerns Mr & Mrs Hickman may have, both now and during any future construction phase. My client has offered to discuss the issues raised with Mr & Mrs Hickman.

It appears that Mr & Mrs Hickman's concerns are as follows: -

- 1) The effect of the proposed extension on the grade II listed building
- 2) Loss of light, privacy, amenity, views and proximity to boundary
- 3) The application and possible future building works are causing anxiety
- 4) Issues relating to restrictive covenant
- 5) Loss of property value
- 6) Construction traffic and safety

On behalf of my client I would respond to each point as set out below.

1 My client will submit a Heritage statement under separate cover, which will address the issues of any impact the proposed extension may have on the listed building. However, it is considered that the proposed extension, which has previously been approved for the same design on two occasions, will have a negligible visual and amenity impact on the listed building due to it's location and sympathetic design. It is also suggested that the impact on the street scene and setting of the listed building will not be adversely affected, due to the considerable separation between the proposed extension and No 30.

Continued....



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2 The proposed extension is situated 4.19 m away from the eastern boundary between both properties, with a similar distance on the other side, thus approximately 8.4 m of separation. The space between No 30 and the boundary is not considered to be the prime amenity space of No 30. All windows on the elevation of No 30 facing the extension are in non habitable secondary rooms. In the light of this it is considered that the proposed extension will not adversely affect the light, privacy or create any overlooking of No 30's amenity space or windows. The small windows in the first floor of the proposed extension (dressing room and bathroom) will be of opaque glass. It is not considered that the proposed extension will result in any loss of views, to which there is no right in any case. It is noted that at some point the owners or previous owners of No 30 have planted a row of trees set back from the eastern boundary, presumably to screen any future approved side extension to No 26 Barrack Lane.

3) Whilst my client has every sympathy with Mr & Mrs Hickman's health and anxiety over the proposed extension, it should not influence any planning decision. My client will endeavour to respect Mr & Mrs Hickman's concerns at all times. Indeed, Mr & Mrs Hickman purchased the property in 2011 with full knowledge of the original application and subsequent renewal in 2010.

4) The issue of the restrictive covenant is not a planning issue. On behalf of my client I would however confirm that the previous owners of No 30 Barrack Lane did enter into agreement in this respect, based on the original approval in 2007, which is exactly the same as this current application.

5) Any suggested loss of value is subjective and in any case is not a planning issue as far as this application is concerned.

6) Whilst my client appreciates potential issues of construction traffic and safety, this will be covered by full compliance with the CDM regulations 2015 and standard working practices.

Finally, the proposal is a further renewal of a permission granted (AW/155/07 & AW/115/10) for a two storey side extension.

Previously, the proposals were considered to have no adverse impact on the residential amenity on adjoining properties, to be subservient to the main dwelling and be in character with the area.

Continued....

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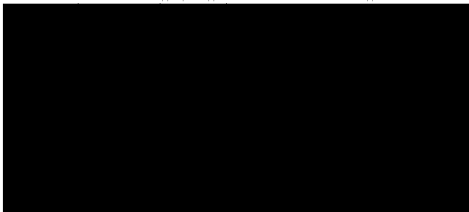


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There has been no change in circumstances since the previous approvals in 2007 & 2010 and there is therefore no reason not to grant planning permission subject to the same conditions.

Yours faithfully

(Signature of Ivon Blumer)



Ivon Blumer