



From: Guy Hickman [REDACTED]
Sent: 10 January 2020 11:57
To: Amber Willard <Amber.Willard@arun.gov.uk>; Planning <Planning@arun.gov.uk>
Cc: [REDACTED]
Subject: Comments regarding AW/338/19/HH : 9 Meadow Way PO21 4HG : Rear extension with internal adaptations etc.....

Amber Willard
Planning Officer
Arun District Council
Council Offices
Maltravers Way
Littlehampton
BN17 5LF

Dear Sirs

AW/338/19/HH : Rear extension with internal adaptations. New pitch roof to front porch.
Replacement windows, new
cladding and render to all external walls. Proposed rear Balcony: 9 Meadow Way Aldwick
PO21 4HG

As immediate neighbours on the north boundary we are aware of the above Planning
Application and have discussed
the plans with the applicant, Mr Wells.

We wish to formerly comment as follows:-

There are discrepancies with the submitted proposed plans and elevations that have been missed in validation checking which we understand the applicant is arranging to have amended .

The proposed site plan and ground floor plans do not indicate the new raised ground floor balcony, this will be 1.0m above ground level, adjacent to our 1.8m close boarded, south boundary fence.

Without screening on the north side of this raised ground floor balcony, this will compromise our garden terrace privacy. The attached photographs indicate the existing houses and across our rear terrace

The proposed elevations do not reflect the full side elevations of the new raised ground floor balcony. There is no end screen to the raised balcony on the north elevation of No 9.

Mr Wells has presented to us the attached amended east elevation sketch. This suggests a 2.0m high screen, inset from the north elevation wall face by at least 500mm, with an overall gap of at least 1.5m from the boundary fence, to avoid an over boundary view of our terrace and interlooking from the raised balcony deck.

The sketch incorporates a 1.8m wall, topped with an additional opaque glazed panel to 2.0m high to avoid inappropriate shading to terraces areas of our garden.

The balcony projection we understand, will be up to 3.0m from the house wall, we consider there could be an element of overlooking should the screen be flush with the balcony face and would prefer the side screen to project beyond the balcony east face to mitigate this by at least 50cm. The Applicant has indicated his agreement to this.

The existing broadleaved evergreen camellia tree within the garden of No 9, with our own planting will screen the remainder of our garden.

We would appreciate a planning condition to ensure that side balcony screen should be retained in perpetuity, so long as there is a 1.0m raised balcony at house floor level of the property.

We have no comment on the first floor glazed balcony, which reflects similar development on adjacent properties.

Please will you confirm receipt of this email.

Yours sincerely

Mr & Mrs G Hickman
8 Meadow Way

email address

Amber.Willard@arun.gov.uk;

planning@arun.gov.uk;







Elev Scale 1:100 @ A3

DOUBLE BRICK
OR BLOCK + RENDER