

Ms Amber Willard
Planning Officer
Planning & Building Control
Arun District Council
Maltravers Road
Arundel
BN17 5LF

4th May 2022

Ref: AW/66/22/HH - 36 Kingsway, Aldwick, PO21 4DH

Dear Ms Willard,

We have reviewed the various comments received in response to the above application and have provided our response, below, to the key points arising.

We also note that the members of Aldwick Parish Council have no objection to the application.

Loss of Privacy between 36 Kingsway and 41 The Drive

As noted in the documents accompanying Planning Application AW/204/20/TC there was previously extensive planting on the boundary between 34 Kingsway and 41 The Drive. This resulted in a high level of screening between the first floor master bedroom at 36 Kingsway and the north elevation of 41 The Drive. Application AW/204/20/TC granted permission for the removal of three trees on the boundary. This resulted in a significant loss of privacy between the properties, refer to Photos 1 & 2, below.

A significant benefit of the proposed application is to reinstate the screening between 36 Kingsway and 41 The Drive, by way of adding a roof structure to the existing garage.

Loss of Privacy between 36 Kingsway and 34 Kingsway

The proposed design includes two 'dormer' windows to the west elevation. It is proposed that these are obscure glazed to avoid any loss of privacy whilst ensuring a good level of natural light in

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the proposed first floor. The Applicant would be happy to accept this being imposed as a condition in perpetuity on any granting of permission.

In addition, it is noted that the first floor windows of 34 Kingsway are fitted with obscure glass suggesting a bathroom is located behind the windows, refer to Photo 3, below.

Visual Impact of Proposed Roof Structure at 36 Kingsway on 33, 35, 37 & 39 Kingsway

A number of the owners of properties immediately to the north of 36 Kingsway have raised an objection on the grounds that their southerly views will be obstructed. It is important to note that this is not a new two storey building. The proposal is for a new pitched roof to be placed on the existing structure. The impact on the aspect from the north side of 36 Kingsway will be extremely marginal. Furthermore, it is our opinion that a pitched roof structure will be more appropriate in the context of the Conservation Area, particularly when considered from the properties on The Drive to the south which currently have a view of a flat roof structure.

Photo 4, below, is taken from the doors of the existing garage, looking north; there will be a very limited view of the proposed garage roof from the north side of Kingsway due to the garage being set back from the road by almost thirty metres and the gap between 34 and 36 Kingsway being approximately eight metres.

Size and Use of the Proposed Roof Structure at 36 Kingsway

A number of the objections comment on the size of the proposed first floor above the garage suggesting that it is not appropriate for home office use. There is no suggestion that the proposed use would be considered for commercial purposes. The size is derived from the existing garage structure. In addition, whilst the footprint is approximately 6 x 11 metres, the useable footprint would be much less than this due to the sloping nature of the roof.

The impacts of Covid-19 on the workplace are clear; 'working from home' has become more commonplace as a result. It is our view that we should be encouraging the provision of home office spaces, where feasible. In this instance the opportunity to create a modest home office ancillary to the use of a family home in this residential area should be encouraged.

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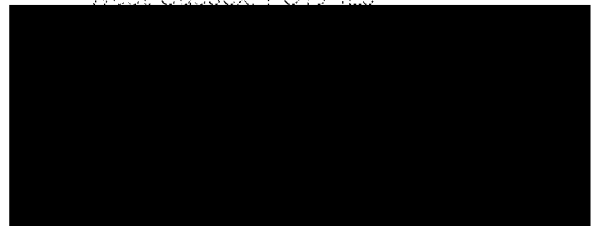
We trust that this has provided further clarification in relation to the proposals. We would be very happy to discuss any further queries with you as required.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,

Angus Eitel
50.8 Architecture + Interiors

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Photo 1

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Photo 2

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Photo 3

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Photo 4

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