

Beavers Brook,
The Thatchway,
Angmering,
West Sussex BN16 4HJ

25 September 2018

By e-mail only

zac.denton@arun.gov.uk

Dear Mr Denton,

Planning Application A/110/19/HH

We live next door to Field House and we object to this planning application which will directly affect our property.

This 50% increase in house width would unnecessarily create a crowded appearance on what is at present a spacious site, as well as creating an out-of-line frontage of properties along The Thatchway. There is far more room on the Field House site to extend that property to the east so as not to create these problems.

Because Field House is at an angle to our garden and is on higher ground than our back garden the proposed extension would directly look into our garden and into our swimming pool.

As the extension would come right up to our boundary and the base of the extended patio at the back would be at about the height of the top of our 1.8m fence anyone on it would look right down onto our garden from it. For this reason we object most strongly to any patio at all being built outside this extension.

Having recently had to replace the established but diseased conifer hedge with a newly planted griselinia hedge, if the building is to be within one metre from the hedge for several metres it seems certain that the hedge roots will be damaged, at least during the building work. Moreover, a large section of the hedge would become squeezed between our fence and the house extension and suffer from lack of sunlight and be shaded from rainfall. As we have a legal duty to maintain this hedge we must insist that the extension does not come so close to the hedge as is proposed – it should be no closer than 3 metres rather than the one metre proposed.

The extension would, we think, be less than 5 metres from the crown of a large fir tree (approximately 10-12 metres tall) in our garden, and would certainly damage its roots. If that tree were to be killed this extension would completely dominate our front and back gardens.

The rear window on the western elevation would, we believe, look directly down into our garden and we therefore object to any window being put in on the western elevation which is above the height of our 1.8m fence.

Indeed we are unsure exactly how far the extension actually would be from our boundary hedge (one metre is quoted but the plan fails to show exact distances from our boundary

or how the extension would inter-relate with our property). As such material facts are not addressed by this planning submission and for that reason it should be rejected.

These points are explained in much more detail below:

1) The size of the extension squeezed up against the western boundary of the Field House site is inappropriate and out of character with The Thatchway.

Figure 1 below shows the planned extension with the planned patio (which is omitted from the overhead plan submitted to you) included. I know the patio is a slightly different shape on the southern side to the rectangular depicted in figure 1 but it obviously comes very close to, or perhaps even over, the boundary of Beavers Brook. It appears that the patio will be 4.5m wide and that most of the western end of this patio will be within a metre of our boundary, shading out our hedge.



Figure 1: Plan of Beavers Brook and Field House (with extension in red). Green circle is a large conifer tree in Beavers Brook garden close to the boundary with Field House.

Figure 1 also shows how distorted the building line along The Thatchway will become if this one sided extension were to go ahead. This will not improve the ambience of quality houses set in spacious sites on the southern side of this end of the road. An extension to the east would be much more in character.

2. The extension will massively overlook Beavers Brook and will be detrimental to it.

Because of the angle of the extension, and the fact that Field House (including the proposed extension) sits on higher ground than the back garden of Beavers Brook, the back-garden of Beavers Brook will be directly overlooked, including its swimming pool, as figure 2 shows.

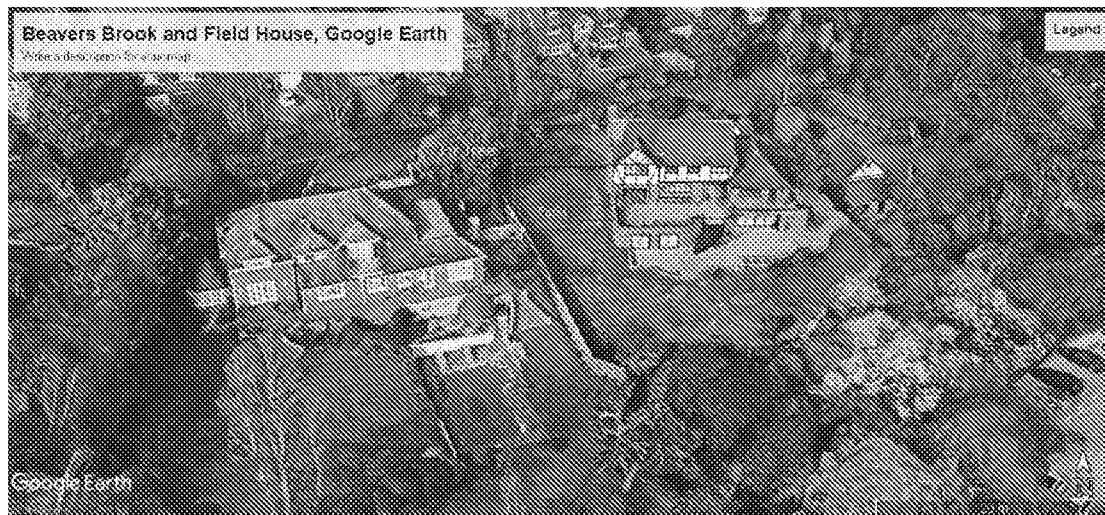


Figure 2. Beavers Brook on left, Field House on right. The patio extension will directly overlook the rear garden of Beavers Brook , including the swimming pool. The 10-12m high Fir Tree in the front garden of Beavers Brook will be directly up against the extension.

Figure 3 below indicates how the proposed extension to Field House will dominate the view from the backgarden of Beavers Brook. The back garden will be completely overlooked.



Figure 3.

Figure 4 shows the current patio of Field House as viewed from Beavers Brook:



Figure 4: Current view of Field House patio from Beavers Brook. Note that the base of the patio is about the height of the fence, so the extended patio would be within one metre of our boundary at this height. Anyone on it would look down into our garden

It can be seen that the base of the patio will be about level with the top of Beaver's Brook fence. As the SW corner of the patio is planned to be only one metre away from Beavers Brook's boundary anyone standing on that corner of the patio will be looking down into Beaver's Brook side garden, where our vegetable patch, water butts and washing line are, and down over a substantial portion of our backgarden, including the swimming pool.

It is our intent to let the griselinia hedge (on the other side of the fence) grow to the top of the fence, and perhaps in one or two places slightly higher. However, it will never be able to grow high enough to screen our garden from the proposed patio extension.

For this reason we particularly oppose any plan to extend the current patio. If Field House is going to have an extension no patio extension should be permitted as the resulting loss of our privacy would be completely unacceptable.

3. Beavers Brook owns the hedge. The extension needs to be sufficiently far away from the hedge that it will not affect its growth or prevent access in order for us to be able to maintain it.

Figure 5 below shows that between Field House and Beavers Brook is a fence and a hedge of griselinia. Originally there was just a conifer hedge, but it became deceased and was replaced by the griselinia hedge two years ago. In order to create some privacy between the two plots whilst the griselinia becomes established we also erected a 1.8m high wooden fence. The Boundary between the two properties is therefore the hedge and NOT the fence,

and we have a gate at the southern end of the fence to allow us access to the garden of Field House in order to maintain and cut the hedge. The owners of Field House have accepted this and are fully aware of these arrangements, which are well documented. Since it was planted in October 2017 we have regularly gone through the gate to weed underneath the hedge, water the hedge and trim it.



Figure 5: Showing planned extension one metre away from the gravel hedge which is the boundary with Beavers Brook. Note also the large fir tree overhanging the fence and hedge.

The extension therefore needs to leave us enough room to access the hedge. It also needs to remain far enough away from the hedge in order for the hedge to remain healthy and be able to grow. Extending Field House to within one metre of the hedge will be too close. The hedge roots will inevitably be damaged during building work and the hedge will not remain healthy if it is squeezed between a 1.8m fence and a 4.8m (to the base of the roof) house extension.

As the hedge is covenanted in the Deeds of Beavers Brook, we have a legal duty to maintain this hedge as a boundary between the two properties (which Mr Gibson has been very insistent upon) so we feel he cannot do anything that would prevent our ability to discharge this legal duty, such as building a house extension that would damage the hedge.

We believe that our hedge will only have any hope of remaining undamaged if the house extension is no closer than 3 metres to it.

4. The roots of the large fir tree in our front garden will probably be damaged. Its loss would mean that the extension would totally dominate our front garden.

A tall fir tree grows in our front garden close to the boundary with Field House as shown in figure 6. We estimate it to be 10 to 12 metres tall.



*Figure 6: Fir Tree in front garden of Beavers Brook with Field House behind
Note also the even larger sycamore tree behind it (to the left) which is in
the front garden of Field House.*

This fir tree is marked in figures 1 and 2 and can be seen overhanging our fence and griselinia hedge in figure 5. Its crown is probably within 5 metres of the planned extension and the roots of this tree would almost certainly be damaged because the extension will need extra deep foundations because of the slope on the ground. Were this tree to die because its root system was damaged by building an extension too close to it, our front garden would be completely dominated by this intrusive Field House extension.

We therefore believe that this supports the argument that the extension should come no closer than within 3 metres of our griselinia hedge, otherwise our Fir Tree is likely to suffer root damage.

It also means that we specifically object to the proposal for this extension to have ground floor side windows, as these would look over our fence, especially the rear (and closest) window.

It can also be seen from Figure 6 that there is a much larger sycamore tree in the NE corner of Field House's garden beside The Thatchway road, which is also not shown on the submitted plans. Its branches must surely come very close to the NE corner of the proposed

extension. We know that Field House has TPO(s), but do not know whether that includes this tree. Similar sycamores at the front of Beavers Brook do have TPO's.

5. Because the relationship of this extension to the boundary with Beavers Brook has not been addressed this planning application should be rejected outright.

This planning application fails to address material facts concerning its impact upon our property. It should therefore be rejected for all the reasons stated above.

Yours sincerely,

Richard Cowser

Anne Cowser