

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

28 November 2019

By e-mail only

zac.denton@arun.gov.uk

Dear Mr Denton,

Planning application A/110/19/HH – Field House, The Thatchway

Thank you for bringing our concerns about the impact of this planning application on our privacy to the attention of the applicants.

Unfortunately we do not find the proposed revisions to the plans at all satisfactory. The fact that it is now proposed that the west wall will no longer be a brick wall but a completely “frosted” glass wall is particularly unsatisfactory, as that is what we will see every time we drive into our driveway, with the whole 1.8m high by 3 m wide screen visible above our fence, and only one metre from it.

On the other hand, the proposal to extend this screen of frosted glass across the back of the patio in front of the western patio windows on the extension is more welcome. Unfortunately, we do not believe that most people would want to live in a house with a privacy screen outside one set of their patio doors. Therefore we are worried that were planning approval be given to the revised design the first thing that will happen with new owners is that the privacy screening would be removed and that we will be left totally overlooked as per the original planning application.

As we said before, we would ask that the design be revised so that there is no extension to the patio at all, **or at the very least so that the patio extension is curtailed so that it does not come west of the eastern set of patio doors.** This would resolve most of our concerns.

If you are minded not to accept this, we would ask that the design be revised as follows:

- The brick wall at the western end of the patio be reinstated, but to be at a uniform height of 1.8m to the southern edge of the patio, rather than to the design originally submitted (which was 1.8m high next to the house falling away to about 1m at the outer – southern - side, and which would have allowed the owners to look directly across our front driveway to the west).
- The southern side of the patio to have the proposed privacy screen, subject to the following conditions being attached to any planning approval of this:
  - a) the privacy screen to be uncoloured, frosted glass.

- b) it be a condition of planning approval that a privacy screen be built on the south face of the patio extension as per the approved design and that this screen stay there and be maintained in perpetuity, or until such time as a planning application is approved to change this.

Finally, we continue to have doubts about the measurements attached to this huge extension and fear that it would come closer to our boundary than one metre, and that there is a high probability that the hedge which forms our boundary will suffer damage during building work. We would therefore ask that two further conditions be attached to any planning permission, namely:

- c) Recognising that the boundary between Field House and Beavers Brook is a griselinia hedge, every part of this extension must be at least one metre away from this hedge
- d) should any part of the boundary hedge be destroyed or substantially damaged during the building of this extension the owners must replace the damaged portion and maintain it until it becomes established.

(If you feel these conditions can be better worded we would happily work with you to do this).

As we say above, we would much prefer it if the patio was not extended at all, or that it is extended no further than to the edge of the eastern set of patio doors. This would enable the owners sitting in the lounge extension to be able to look out across their garden rather than at a frosted glass privacy screen, and it would mean that we would not have to look at an unsightly frosted glass screen 1.8m high, above, and next to, our boundary.

Yours sincerely

Richard Cowser

Anne Cowser