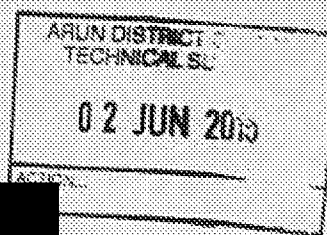


22 Lucksfield Way
Angmering
Littlehampton, West Sussex BN16 4GX



Assistant Director Planning and Economic Regeneration
Arun District Council – PLANNING APPLICATION DEPARTMENT
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

SCANNED
09 JUN 2015

29th May 2015

Dear Sir/Madam

RE: Objection to Planning Application ref: A/68/15/PDH at 24 Lucksfield Way, Angmering

I am contacting you with regard to the proposed rear extension under Planning Application ref: A/68/15/PDH at 24 Lucksfield Way, Angmering and wish to advise you that I strongly object to the planning application submitted, as an adjoining property owner.

I am the sole owner of one of the two adjoining properties and have lived at 22 Lucksfield Way since it was newly built almost 8 years ago in the JW Stratton Ltd part of Lucksfield Way. I currently enjoy a south, south-west facing garden and selected the plot to benefit from maximum hours of sunshine. I am an end of terrace property and have currently a clear view, in the immediate area, across the boundary between my owned property and 24 Lucksfield Way. This is the only side of property which has a clear view which will be explained in more detail below.

I strongly believe that this proposed extension, will not only have a massive impact on me and my property but also on the other adjoining property (26 Lucksfield Way) and the whole surrounding residential area. I believe that when 'Bramley Green' was being developed, careful consideration was given to the style of houses built and the aesthetics of this dense area of houses.

In my opinion this proposed extension will not add appeal to this residential area in Lucksfield Way or 'Bramley Green' (Angmering) in any way and the style of the build (i.e. flat roof) is not in keeping with the overall character of this housing development.

In fact should it be approved the impact may be wholly negative in setting a precedence for other house owners to follow suit and add large box styled extensions (built in brick) to their properties.

Here are my reasons for strongly objecting to this proposed rear extension, which I wish to be recorded against the planning application:

Objections due to proposed design of applicants' extension at 24 Lucksfield Way

- 1) The proposed rear extension is for a flat roofed brick structure of height 3 metres (with further height added by a glass structure on this roof) and length 4 metres. This harsh 'box' design is not in keeping with other residential and non-residential buildings in both Lucksfield Way and the Bramley Green residential area. Our existing garage blocks/car barns even have pitched roofs with grey or pink tiles (as per the original development) to reflect the same character and build-style as the houses.
- 2) This solid harsh brick design will have maximum negative impact on me as an adjoining property, far greater than a glass conservatory type structure as it will cast shade and block the sunlight that I receive on this side of my garden.
- 3) Whilst some of the Lucksfield Way house owners (in many of the properties larger than my own) have added glass conservatories these are not reaching the same 'solid' height or length I believe as that proposed. They also do not have only 50mm gap between an extension exterior walls and the adjoining properties boundary. They are not solid brick structures and have pitched glass/clear roofs, so are less obtrusive to the adjoining properties and do not block the light (as greatly) of their neighbours (as this proposed 'solid' extension will do to my property).
- 4) I have been advised by the applicants of 24 Lucksfield Way that a glass conservatory is not allowed as it will affect my privacy yet there is a house with the same boundary/building design close by in Lucksfield Way that has a glass conservatory, although this is not to the proposed extension specifications of 4 metres in length. With an all glass type extension the privacy would be no different, I imagine, to the existing design we (22 & 24 Lucksfield Way), have, of part of our bay windows facing each other over the height of the boundary fence. A glass conservatory up to 3 metres in length would have much less impact on the desirability and look of my adjoining property garden and rear of my property should the applicant still have the need to extend.
- 5) A large box type extension (flat roof, single storey) is completely at odds with the existing design of the house (24 Lucksfield Way) and will make the property into an unusual upright 'L' shape as it is a three storey townhouse (as it stands today).
- 6) These three storey townhouses in the JW Stratton built area of Lucksfield Way were developed with particularly small garden areas in relation to the number of bedrooms and living space. This is without any extensions being added.

- 7) The design of my house (number 22) and the planning applicants' (number 24), already provides a living room space of 4405mm in length. The proposed length of this extension will be almost that again at 4000mm which means that the proposed extension is large in scale.
- 8) The architects plan shows a space of 50mm behind both side boundaries between my adjoining property 22 Lucksfield Way and the other adjoining property 26 Lucksfield Way. The proposed specifications of build I understand are to have the guttering downpipe on the applicants' boundary, on the side of 26 Lucksfield Way. However, our current downpipe is at least 60mm in width which would not fit in this 50mm gap shown on the plan. **Please also refer to point 15 below concerning 50mm gap.**

Objections due to effect on existing rear garden areas/other buildings proximity

- 9) The existing small garden area of 24 Lucksfield Way will be reduced further by the planned extension leaving an outside area that is not a suitably sized space in relation to the increased living area that the owners of 24 Lucksfield Way are proposing to have built. Extra space will allow extra people to potentially live there. Should their plans be to extend their property to add children to their family in the near future, this garden area will be, in my opinion an unsuitable area for play, with their existing family of two dogs. It will also mean that their use of the garden will be concentrated into a very small area of garden space which will affect my privacy in my own rear garden.
- 10) The proposed solid brick structure would mean that I will be left with only two pockets of light and view outside my rear garden (due to the existing buildings surrounding my rear garden – (explanation further below, see point 13 and photo).
- 11) My garden is one of the shortest on this stretch of properties, with the plots becoming generally longer (and wider in some cases as different & larger house designs as is the other adjoining property, 26 Lucksfield Way) as you travel up in house numbers. The length of my rear garden is also made shorter as at the back of my garden, the owners of 24 Lucksfield Way have their only access path to their garden (other than walking through their house) from the rear of their garage – see photo. As my garden is shorter (than that of 24 Lucksfield Way) the proposed extension will have a greater impact and affect a higher percentage of my garden area than within their own garden area.
- 12) The proposed position of the large glass doors on the applied for extension will mean that the occupants of 24 Lucksfield will be much closer to my main patio sitting area and will be overlooking me and living in the area immediately where I will be sitting which will greatly affect my privacy.

- 13) As highlighted, my property is the end of the terrace and I wish to point out (which can be seen from the ariel plan that has been submitted by the applicants and the photo below), I already have existing brick buildings surrounding 3 sides of my garden. The boundary side shared with number 24 is the only side where I enjoy a view outside of my garden and an area that is not dominated by brick structures. At the bottom of my property is 11 Butcher Close (already built before I took ownership of 22 Lucksfield Way), to the right-hand side (as I look down my garden) I have the original garage block (part of the house development) which I share with 24 Lucksfield Way and over the drive a three storey detached house (20 Lucksfield Way). The shared garage block is a brick structure with pitched roof tiled in grey. If the proposed structure is approved I will have large imposing brick structures on all four sides of my rear garden and will be completely shut in what should be an open outside space to enjoy. There will also be a design mismatch with a proposed flat roof to my left and a pitch roof on my right hand side.
- 14) Being a proposed 4 metres away from their original (back of house) wall, 24 Lucksfield Way will be much closer also to Butcher Close (residential area situated behind), with the proposed extension, which can be seen from the fence at the end of their garden. The proposed extension will not only affect properties in Lucksfield Way but also the feel and outlook in this Close situated behind. The occupants of 24 Lucksfield Way will be overlooking the entrance to 11 Butcher Close much more closely than the original design of their property, through large glass doors.

Objections due to effect on future

- 15) The submitted Architects plan shows that the proposed extension will be located 50mm away from the boundary between my property 22 Lucksfield Way and 24 Lucksfield Way (applicant) and the same distance between the applicant and the other adjoining property 26 Lucksfield Way, on the other side. In my opinion, this is not a sufficient gap and would not allow the applicant to have space to maintain the exterior walls should remedial work be necessary in the future. I would imagine that there should be at least 450mm between their extension exterior wall and each boundary to ensure easy access for a person to walk freely along their proposed extension walls. If this gap is not provided the applicants may need access to my property again in the future and there will be a further impact on myself. If not for maintenance, this space would be needed to avoid there being a 'gathering' of vegetation, debris and leaves (behind the two side extension walls) that cannot be attended to with such an insignificant gap of 50mm.

- 16) With such a small gap (as noted above), it would be impossible for my fence to be replaced should it be absolutely necessary to remove (highly probable) to assist the building of the proposed extension and foundations. Should my fence be left intact I will have no way of maintaining it as it will be far too close to the brick exterior of the proposed extension to be replaced or mended. I would be left with a 3 metre high brick wall as my property boundary with no rights to hang or attach anything to the wall as it would not be my property.
- 17) It would be very difficult for me to extend to the same excessive proposed exterior boundary length of 4 metres as the submitted application would make me feel would be necessary to gain as much outlook from my lounge into my garden as possible. This is not a feasible option as trying to match the extension plan as 24 Lucksfield Way have submitted (as in their planning application) would take me up to the line of our shared garage block on the right-hand side of my property. To the right-hand side of my rear garden, the side wall of this garage block already creates a boundary in the lower two-thirds of my rear garden. Further, any development of this scale on my property would take me much closer to the overlooking landing window of 11 Butcher Close.
- 18) If I had the right to, I would also object to a 3 metre in length extension (flat roof, brick design) being approved, should the applicants not be successful in their initial planning application as this will still have a large impact on my small garden, bay window and property as a whole. It would not take away the fact that there will be a 3 metre in height brick wall extending adjacent to my property, overshadowing and almost boxing in my rear garden at 22 Lucksfield Way at only 50mm away from my adjoining boundary.
- 19) Finally should this planning application be approved, it will open the floodgates for other properties to extend their original dwelling walls, out to different lines within their gardens and we will be left with an area of houses in Lucksfield Way with different 'solid' structures sticking out into the rear outside areas. This will diminish the small gardens we have already on this housing development and make the area feel very over developed and closed in.

Other concerns that I face and I am sure that other adjoining property owners feel when up against a similar planning proposal are:

- A dramatic reduction of light and sunshine to my property (I selected my plot due to the direction of its rear garden and maximum sunshine hours on the side that will have a 3 metre by 4 metre harsh brick wall on). This imposing brick structure will affect the light and view from my bay window which is part of the original house design.

- The disruption to myself and my property should the build proceed (in my case the owners of 24 Lucksfield Way do not have direct access to their garden, for machinery, other than through their garage and a narrow path along the bottom of my garden). If the 50mm (as per plan) behind their proposed brick walls (adjacent to the two boundaries of the adjoining properties) is not increased this disruption to my property could continue for years if they needed to maintain the wall in the future or remove debris from this unsuitably narrow gap.
- Harshness of the building material proposed – a 3 metre high brick wall adjacent to my boundary and my bay window (part of the existing house design), at a proposed length of 4 metres in my garden that is already surrounded by existing brick structures.
- I will not be able to soften the harshness of this proposed brick structure as at 3 metres in height, my garden is too narrow to house trees of a significant size (in height) to soften and hide this structure on this side. Further it is also fully landscaped which I invested in on moving into the completed house once built. Additional landscaping would be at unexpected and unbudgeted cost to me and not to the applicants.
- Potential damage to my adjoining property due to the possible closeness of excavation work.
- Devaluation of my property and loss of future appeal to potential buyers who will not be able to benefit from a garden with a southern aspect.

If you require any further clarification on the objection points I have raised, please do not hesitate to contact me.

Please kindly acknowledge safe receipt of this objection to **Planning Application ref: A/68/15/PDH at 24 Lucksfield Way, Angmering.**

Yours faithfully



Clare Moore

Please see photos overleaf

View from the second floor of my adjoining property 22 Lucksfield Way – Overlooking my rear garden and showing the impact of the 4 metre length proposed extension at 24 Lucksfield Way (left side) on the existing layout of my garden.

Blue tape mark on fence shows where the proposed 4 metre extension will come out to at the adjoining property 24 Lucksfield Way. Right up to my main patio sitting area and up to the start of the garage block on other side

Applicants only access to garden on narrow path from rear of far garage – running behind my house

Existing building at rear of my house (22) – this is 11 Butcher Close

Further high brick building with pitch roof – my garage – one of two. The far garage in this block belonging to applicants



The current view on the East side of my property – existing bay roof to left of applicants
24 Lucksfield Way

