5 Seafield Terrace
Stocker Road
Bognor Regis
West Sussex
PO21 2QQ

22nd May 2013

Arun District Council Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Sirs

Letter in support of planning application for juliette balcony at 5 Seafield Terrace, Stocker Road, Bognor Regis PO21 2QQ

This letter is written in support of a further planning application for a juliette balcony at the above address and in particular to:

(1) address matters raised in the Appeal Decision ref **APP/C3810/D/12/2178430** of 21 August 2012 against the refusal of application ref **BR/55/12/** on 19 April 2012; and
(2) attempt to deal with the concerns of the occupants of neighbouring properties with regard to the placing of a balcony structure on the rear aspect of the above property.

These issues are best put in context using the description of the above property from the Appeal Decision ref **APP/C3810/D/12/2178430:**

> **"***The appeal site is set within a row of terraced houses, the south elevation of which faces towards the sea. The houses within the terrace have first floor habitable rooms to the south elevation. These rooms all appear to be used as living rooms, and have full length glazing. Other properties within the terrace have balconies of varying depths, widths and design. Projecting walling of a limited depth is located on either side of the host dwelling at first floor level. The first floor glazed doors of the host dwelling are set within the main rear wall of the property behind this walling, whilst some others are set in line with the projecting walling."*

The previous application **BR/55/12/** was for a balcony across the entire width of the property projecting 800mm from the rear wall, i.e. 350mm from the projecting walls mentioned above, which matched the balconies at no.s 2 and 3 Seafield Terrace. This new application seeks a balcony only across the width of the sliding doors set into the rear wall of the property at first floor level and projecting only 450mm from the rear wall, i.e. not beyond the projecting walls separating the property from its neighbours.

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The Appeal Decision ref **APP/C3810/D/12/2178430** dealt at paragraph 7 with the perceived problems of the then proposed 800mm projecting structure with regard to no.4 Seafield Terrace:

> "*The projecting walling would provide some degree of screening. However, the depth of the projecting walling would not be sufficient to prevent a greater level of overlooking into the garden of 4 Seafield Terrace occurring, over and above that from the existing rear-facing window. In addition, the balcony would extend up to the side boundary with No 4 and would significantly increase the ability of its users to look directly into the immediate private garden area of No 4. As such the proposal would cause significant harm to the living conditions of the occupiers of No 4 in respect of loss of privacy*."

This new application seeks to deal with both issues raised. By keeping the projection of the proposed balcony (450mm) within the projection of the projecting walls, the projecting walls will be sufficient to ensure that there is no greater level of overlooking into the garden of no.4 Seafield Terrace over and above that from the existing rear facing window. Further by having the balcony extend only across the existing sliding doors and not going close to the boundary with no.4 Seafield Terrace, it would not increase the ability of any users to look directly into the immediate private garden area of no.4 (although with dimensions of approximately 450mm x 2400mm there will not be enough space on the proposed structure for active use). As such the new proposal is intended to ensure there is no significant harm to the living conditions of the occupiers of no.4 in respect of loss of privacy.

The Appeal Decision ref **APP/C3810/D/12/2178430** dealt at paragraph 8 with the perceived problems of the then proposed 800mm projecting structure with regard to no.6 Seafield Terrace:

> "*Whilst the balcony would also extend across to the side boundary with 6 Seafield Terrace. An existing single-storey extension to its rear means that the proposal would not cause any material increase in overlooking to the rear garden of No 6. The depth of the balcony beyond the projecting walling, would be such that the angle of view toward the doors to the living room to 6 Seafield Terrace would be extremely oblique. Despite this obliqueness there would, nevertheless, be some limited opportunities to look into parts of the living room of No 6 by users of the balcony, as a result of its proximity to the boundary and to the living room doors. However, in terms of the limited overlooking of the living room, although it might cause some loss of privacy it would not materially harm the living conditions of occupiers.*"

This new application also seeks to deal with the issue raised in respect of no.6 Seafield Terrace. Because the projection of the proposed balcony (450mm) would not go beyond the projection of the projecting walls, there would be no opportunity to look into parts of the living room of no.6.

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I would also note that the dimensions of the new balcony are specifically designed to replicate the footprint of the glazed wooden structure (box window) that was present on no.5 Seafield Terrace until February 2010 (when the current sliding doors set within the rear wall replaced it) and is still on no.s 4 and 6 albeit replaced with plastic glazed structures. Indeed these structures were part of the original design of all the original houses in Seafield Terrace, although now replaced with full width balconies ranging from 800mm to 1600mm projections at no.s 1 to 3. The intent of the current application is to do nothing more than replicate the lower half of the original structure on the house to provide ventilation and safe opening of the sliding doors at first floor level.

Yours sincerely

Helene Thomas