

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 30 November 2017 09:26
To: Planning Scanning
Subject: FW: BR/294/17/PL - 21 Lennox Street, Bognor Regis

From: Ross Leal
Sent: 30 November 2017 08:55
To: Planning.Responses
Subject: BR/294/17/PL - 21 Lennox Street, Bognor Regis

Please upload.

(At present I am in the office Monday to Thursday. I am not in the office on Fridays).

Ross Leal, DipTP, MRTPI
Senior Planning Officer, Development Management, Directorate of Place, Arun District Council
Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Sent: 23 November 2017 17:46
To: Ross Leal
Subject: Re: List of comments added to Planning Apps Yesterday

Many thanks for the opportunity to respond to the various raised objections although many of them I feel are not planning issues.

I would bring to your attention that the proposal has been based on the previously approved application BR/158/13 at the adjacent 19, Lennox Street and is a typical flat roofed rear single storey extension.

Representation letter from BRTC:-

The removal of the external fire escape and closure of existing doors on to the fire escape is due to the dilapidation of the fire escape AND that the property is reverting to a single domestic family dwelling. New windows will be installed with 'means of escape' opening casements and will be dealt with by a future Building Regulations submission.

Arun Coastal Protection:-

Due to the unpractical raising of new floor levels above existing the provided flood risk statement has been accepted on every other application to Arun District Council including the detailed 600mm high door protection.

Representation letter from Stephen Hill:-

- 1) I am unable to comprehend how a single storey extension set to the north of Mountbatten Court and situated approximately 12 metres away can possibly block light from a 5 storey block of flats.
- 2) Is the Bin Storage objection a Planning matter? Fire proofing is carried out to the proposed cavity wall under Building Regulations.

It would seem that it was perfectly acceptable from a Planning aspect that the Mountbatten Court Bin Area could be situated so close to the adjacent 21, Lennox Street boundary with it's smells and suggested 'spontaneous combustion' yet now an extension built of non-combustible materials is a 'fire risk'.

- 3) With the positioning of the proposed rear doors and windows facing east in a single storey extension and given the distance away and siting of Mountbatten Court there can be no possible overlooking.

When the flats of Mountbatten Court were approved it would seem that 'intrusion of privacy' from a 5 storey block of flats over domestic gardens was acceptable.

4). Removal of fire escape has been dealt with above.

5) Is building dust a Planning matter? If it is then every Planning application would be refused on that basis.

Representation letter from Nicholas Morris:-

1). The proposal follows the previously approved extension to 19, Lennox Street and was deemed acceptable.

2) Building work on walls and roof can easily be carried out 'overhand' and is on many occasions although the finished article can be an 'eyesore' to the neighbouring properties which is why considerate neighbours act accordingly.

3). Flood Risk requirements can be easily achieved from the proposals side of the boundary wall with the use of either facing bricks OR solid concrete blocks both set below and behind the curved boundary wall. The gap between the proposed outer leaf and boundary wall can be filled with waterproofer sand/cement up to the height of 500mm. The risk from flooding will always be from the non-protected areas of the existing dwellings.

4). I stand by my survey regarding bats. This is a single storey extension. Bats are not and never have nested or roosted in the existing rear two storey projection roof.

Other Representation letters do not raise any new issues.

Should you have any additional concerns please do not hesitate to contact me.