

## Nicola Spencer

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**From:** Simon Davis  
**Sent:** 05 April 2019 10:54  
**To:** Planning.Responses  
**Subject:** FW: 86 Annandale Avenue, Bognor Regis, Arun, PO21 2EX - BR/317/18/PL  
**Attachments:** Comparable Photograph and Computer Generated Image 2.pdf

Please see Action Sheet

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |  
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)  
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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**From:** Niall Tutton [REDACTED]  
**Sent:** 04 April 2019 08:34  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** 86 Annandale Avenue, Bognor Regis, Arun, PO21 2EX - BR/317/18/PL

Dear Simon,

We are pleased to provide this further representation in support of our client's proposal at 86 Annandale Avenue.

The common boundary with no.84 Annandale Avenue comprises a brick wall 2 metres in height and substantial trees **6 metres** in height, which form a dense sylvan backdrop in views from the northeast on Chichester Road and *predominantly* screen the rear elevation of the existing building at no.86 Annandale Avenue (ie the application subject), when viewed from the rear garden of no.84.

Respect for the amenities of neighbours has been accorded priority in the formulation of this proposal, from concept stage. As demonstrated by the supplementary 'Computer Generated Image 2' (enclosed), very little of the proposed extension would be seen from the rear garden of no.84 Annandale Avenue. Further, in the submitted 'Daylight and Sunlight Assessment', Herrington Consulting Limited helpfully opined that '*...the proposed development will not result in a noticeable increase in overshadowing to the neighbouring gardens.*'. The proposed vertical additional would not overbear no.84 Annandale Avenue.

It is evident from the absence of a representation from the occupant's of no.84 Annandale Avenue that your Council's concern regarding the *perceived* overbearing effect of the proposed rear extension is at odds with the respective neighbour's view in this regard.

Particular attention is drawn to paragraph 118 ('Making effective use of land') of the NPPF which records that '*Planning...decisions should...support opportunities to use the airspace above existing residential...premises for new homes...In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed...and can maintain safe access and egress for occupiers*'. Further, Local Plan Policy DM4 ('Extensions and alterations to existing buildings (residential and non-residential)' provides for the grant of planning permission for extensions/alterations to existing buildings that '*...sympathetically relate to and visually integrate with the existing building in siting, massing, design, form, scale and materials; be visually subservient to the main building and provide a high standard of amenity; not have an adverse overshadowing, overlooking or overbearing effect on neighbouring properties*'. In our submission, our client's proposal satisfies that requirement.

It is respectfully submitted that development of this site in the manner proposed would achieve more efficient use of this accessible urban land without harm to the character of the locality or the amenities of neighbours and thereby constitutes an acceptable form of development that accords with the development plan. Thank you.

Kind regards,

Niall

**Niall Tutton** BSc(Hons) MA

Planner

*Robert Tutton Town Planning Consultants Ltd*  
293 Havant Road, Farlington, Portsmouth, Hampshire, PO6 1DD

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**From:** Simon Davis <[simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)>

**Sent:** Tuesday, February 12, 2019 3:04 pm

**To:** 'Niall Tutton'

**Subject:** RE: 86 Annandale Avenue, Bognor Regis, Arun, PO21 2EX - BR/317/18/PL

Dear Mr Tutton,

I have today reviewed the application. I consider that the two refusal reasons given for BR/84/18/PL raised the following issues/concerns:

1. Overbearing Impact on 84;
2. Loss of Light to 84 and its garden;
3. Overlooking of 84's rear garden; and
4. Design is out of character with host building.

I consider that the revised scheme resolves items (2) to (4) but as previously advised (my email to Robert Tutton 21/08/18), an overbearing impact remains. I consider that we would likely refuse the application solely on that basis (overbearing impact). My Team Leader agrees with my assessment.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |  
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF  
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: [simon.davis@arun.gov.uk](mailto:simon.davis@arun.gov.uk)  
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**From:** Niall Tutton [REDACTED]  
**Sent:** 11 February 2019 10:05  
**To:** Simon Davis <[Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)>  
**Subject:** 86 Annandale Avenue, Bognor Regis, Arun, PO21 2EX - BR/317/18/PL

Dear Mr Davis,

Please can you advise as to the progress of planning application BR/317/18/PL at 86 Annandale Avenue and whether our client's proposal would benefit from your support.

I look forward to hearing from you. Please do not hesitate to contact us if you have any questions or require any further clarification.

Kind regards,

Niall

**Niall Tutton** BSc(Hons) MA  
Planner

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