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Save the environment - think before you print.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 21 July 2020 08:10
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: CM/64/19/PL

Please treat as a rep

Anita Gardner
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From: Martin Gillam [REDACTED]
Sent: 19 July 2020 12:06
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: CM/64/19/PL

Dear Anita

Now that the architect has included some measurements it is clear that the location of the house is too close to mine and not conforming with Council planning guidelines – see below.

Back-to-Back Distances Between Buildings

For the purposes of privacy and to avoid overlooking, the **minimum back-to-back dimension** should be **21m**, provided by **rear gardens of minimum 10.5m**. Back-to-back distances should be informed by the **25 Degree Rule** illustrated in Figure 85 to ensure proper provision of sunlight and daylight.

25 Degree Rule

Take a horizontal line extending back from the centre point of the lowest window, then draw a line upwards at 25 degrees. All built development facing a back window should be below the 25 degree line. In exceptional circumstances a smaller distance may be acceptable subject to other aspects achieving acceptable standards.

Back-to-Side Distances Between Buildings

Back-to-side distances between buildings should be informed by the **45 Degree Rule** illustrated in Figure 87 to ensure that adequate sunlight and daylight is provided. The distance between habitable rooms and the side gable of the adjacent property should be a **minimum of 14m**.

45 Degree Rule

Take a horizontal line parallel to the back face of the building at the centre point of the lowest window closest to the side boundary, then draw a line 45 degrees upwards and another 45 degrees outwards toward the side boundary. All built development to the side of a back window should be below and behind these lines.

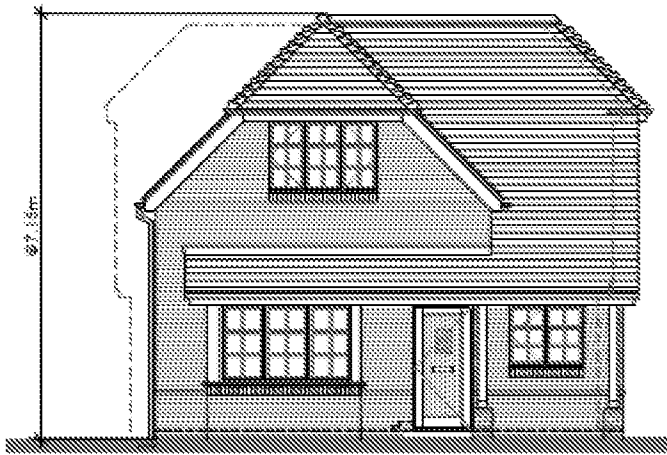
Larger blocks can be subdivided by a mews or mews court, which is essentially a street within the interior of a block. In many circumstances the interior of blocks will be used for individual or communal gardens.

Further potential block layouts include free standing blocks (providing poor public realm) and linear blocks (usually found within rural environments).

In some circumstances, innovative solutions to compact housing layouts, which enrich housing mix, make more efficient use of land, ensure that appropriate levels of privacy and natural light are maintained and are integrated with the surroundings may also be acceptable, when sufficiently justified, having the approval of the planning authority.

The applicant has stated that they need to locate the house 7.3m from my property to enable car parking at the front of the house, so not only does the design and location have to change but also parking arrangements. Consequently planning for Plot 8 should be revoked.

The applicant has suggested that my hand drawn red dotted outline is less accurate than their computer red dotted outline. Ordinarily I may agree however I am confident that my hand drawn line far more accurately reflects the approved plans and I would urge you to confirm this by repeating the process. It is also worth noting the red dotted line on their computer plans- see below, was drawn incorrectly so whatever process they used it is subject to error.



Front Elevation



Front Elevation

Clearly there is a significant difference between the latest technical drawings plans and the outline planning approved. The house appears longer, higher and closer to my house than the original plans submitted. This may be due to it being "based on construction/technical drawing to ensure the actual internal dimensions/clearances are being achieved" or it could be they have altered the internal height of the ceilings but whatever the reason the design has been significantly altered and as such plot 8 needs to be reassessed for planning permission.

Kind regards

Martin