

Mrs Angela Barker
Edale
Barnham Road
Eastergate
Chichester
PO20 3RS

Your Ref: OWPC20669
Our Ref: EG/67/18/HH 07-09-2018
Please ask for:
Stuart Corbey

21st November 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015

Part two storey part single storey rear extension, increase in garage height and conversion into additional room

Trebarwith Cottage Barnham Road Eastergate

Thank you for your internet representation made on 21st November 2018 which has been recorded as '**an objection**' with the comments as follows:

I am the owner of Edale which immediately adjoins the above property on the south-east side of it.

Having seen the application referred to above I would like to make the following comments:

Firstly, the proposed predominately two storey extension and single storey extension is located less than two metres from the boundary between our two properties. The only window in my living room is parallel to, and faces directly, that boundary about 4.25 metres away from it.

The proposed two storey part of the extension is shown extending some 4.8 m to the rear of the existing rear elevation of Trebarwith well beyond the rear corner of my living room as can be seen by reference to the site plan.

As such the daylight in my living room may be adversely affected.

As you will know the Building Research Establishment (BRE) first published a guide to good practice for site layout planning for daylight and sunlight in 1991 which was superseded by the second edition in 2011.

The BRE guide describes certain tests which can be summarised as follows:

Light from the sky for existing buildings:

1. Loss of light of existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window.

Clearly that is not the case here.

2. If any part of a new building or extension measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected.

It can be seen by reference to the Street Scene drawing that this would indeed be the case here.

Having failed this test the guide sets out guidance for a more detailed check to find the loss

of skylight to the existing building. Surely you should require the applicants to have carried out such a detailed analysis to determine whether the proposed extension should be cut back so as not to adversely affect the total amount of skylight which I enjoy and its distribution within my living room?

Part 2 to follow

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning