

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 November 2020 10:02
To: Planning Scanning
Subject: FW: EP/124/20/HH (Objection reference OWPC31704)
Attachments: 23 Upper Drive (November 2020) Final.docx

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



Save the environment - think before you print.

From: Daun Johnson <Daun.Johnson@arun.gov.uk>
Sent: 26 November 2020 16:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: EP/124/20/HH (Objection reference OWPC31704)

Daun Johnson
Technical Support Unit Assistant, Planning

T: 01903 737762
E: daun.johnson@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

Sign up to our newsletter [here](#)



From: Nicola Harlow [REDACTED]
Sent: 26 November 2020 16:35
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Cc: Planning <Planning@arun.gov.uk>
Subject: EP/124/20/HH (Objection reference OWPC31704)

Please find attached my objections and comments on the planning application number EP/124/20/HH.

This refers to objection reference OWPC31704.

Please would you record this objection against the application.

Nicola Harlow

23 Upper Drive, East Preston

Planning Application EP/124/20/HH

Below are my objections and comments relating to planning application EP/124/20/HH.

I have included comments made at the East Preston Parish Council Planning and Licensing Committee meeting on 23rd November when this planning application was discussed (see paragraph 12).

OBJECTIONS

My objections relate to:

- the proposed garage, and
- the proposed first floor windows (south elevation).

Both proposals ignore guidance included in Arun District Councils' Design Guide, where this is the case the guidance and relevant page number is shown in bold. Sections J (Building Design) and M (Household Extensions) of the Design Guide have been referred to.

There are policy compliant alternatives to the proposed garage, as detailed in paragraph 9.

Proposed Garage

1. Design and appearance

The proposed garage is a large structure (5.5m x 5.5 m x 3.67 m) in the front garden. It is beyond the building line and out of character with the area to the detriment of the local environment.

Page 116 of the Design Guide includes the following statements:

- **Front extensions in particular must consider their impact on the surrounding street scene**
- **Extensions should not project forward beyond the predominant building line**
- **Front extensions should generally be no deeper than 1.5 metres**
- **Those which depart from existing building design are unlikely to be acceptable**
- **Front extensions should maintain and enhance front garden spaces.**

The proposed garage does not meet any of these required criteria.

2. Impact on the appearance of the area

The proposed garage would be an imposing structure on the street scene. It is in front of the existing building line, no other properties in the street have structures in front of the building line.

The proposed garage will be a large building in the front garden spoiling the view of residents of Upper Drive and some of those in South View and Manor Road.

... when extensions are done badly they can have a detrimental impact on the wellbeing of surrounding residents and on the appearance of the street scene (page 114).

3. Closeness to 25 Upper Drive

The proposed garage is only 500 mm, at ground level, from the boundary of 25 Upper Drive, as shown in Drawing 203075/03. There appears to be a roof overhang of 200mm or more (based on an unidentified dotted line on the plan). I expect there will be guttering (although this is not shown on the plan) which would bring the structure to approximately 100mm of the boundary.

The proposed garage is only 1.5 metres from the property at 25 Upper Drive and only 2.5 metres from the window of the ground floor room.

4. Effect on the level of daylight, overshadowing and the 45 degree rule

- a. The proposed garage is 3.67 metres high, this will significantly reduce light to 25 Upper Drive.

It will reduce the level of daylight to the ground floor room which is nearest to number 23 and will cause overshadowing of the front garden and the front and side of the house.

... avoid overshadowing through building orientation and configuration (page 92).

Extensions should also preserve the amenity of the original and neighbouring properties in terms of privacy and overshadowing (page 114).

- b. The design means that the 45 degree rule is not met, the purpose of this rule is to safeguard adequate sunlight and daylight to adjacent properties and protect them from overshadowing.

The impact of overshadowing can often be avoided through the following design measures; in detached houses, by keeping both single and two-storey extensions within a 45-degree line taken from the edge of the nearest ground and first floor windows of habitable rooms in the neighbouring property. (Page 118 – whilst this part of the Guide refers to rear extensions I understand that this rule is in general use and is not restricted to rear extensions).

5. Sight lines

The proposed garage would cause inadequate sight lines when leaving 25 Upper Drive by car to join the road. This would adversely affect highway safety as it would be dangerous.

6. Possible wind tunnel

The open sided link design between the house and the proposed garage is likely to create a wind tunnel effect and therefore increased wind speeds at the front of 25 Upper Drive.

The Design Guide relating to new developments states:

... the positioning and orientation of buildings should enhance sunlight and daylight, and avoid adverse effects in terms of wind and lighting micro-climate (page 59).

It is assumed that the same principle regarding avoiding creating a micro-climate applies to works to an existing dwelling.

7. Potential for uses other than for a garage

A building 5.5 metres x 5.5 metres and 3.67 metres high has the potential to be used for things other than a garage, such as a workshop.

8. Impact on number 23 Upper Drive

The proposed garage will severely reduce natural light to the reception room next to the existing garage. This will adversely affect the amenity of future residents.

9. I believe all of the following alternative options are policy compliant:

- a. There is space on the south elevation to build a garage that is unobtrusive and with little impact on residents on the south side.
- b. There is room on the south elevation for car access to the rear of the property.
- c. The existing integral garage could be made larger by extending into the adjacent reception room.

Proposed First Floor Windows (south elevation of 23 Upper Drive)

10. Conversion work is being done to the bedrooms which involves 2 new windows as shown on Drawing 203075/03. The proposed bedroom windows on the upper floor of the south elevation overlook the gardens of 21 Upper Drive and 59 Manor Road. They also overlook the living space of 59 Manor Road. Whilst the proposal includes one being opaque glass this could be changed at any time in the future.

One of the methods in which privacy can be afforded is by locating and designing windows to prevent overlooking (page 114).

Building alterations should make sure that new doors and windows are added sparingly, designed simply, and included within existing openings wherever possible (page 123).

11. Residents have a right to privacy under the Human Rights Act.

EAST PRESTON PARISH COUNCIL PLANNING AND LICENSING COMMITTEE MEETING 23RD NOVEMBER

12. At the above meeting the planning application was an agenda item. The statement made by the applicants Mr Legon and Ms Barnes (the owners of 23 Upper Drive) included the following:
- a. Mr Legon explained that the reason they want a garage is because they have 2 sports cars. Neither car will fit into the integral garage as one is too long and the other is too wide. As myself and others at the meeting pointed out, they knew this when they purchased the property in Spring 2020.
 - b. Ms Barnes said that she would be planting shrubbery on the east elevation in order to “obscure the structure”. If Ms Barnes considers this necessary then she is concerned that the structure will have an adverse impact on the appearance of the street.

THE APPLICATION

13. The existing floor plans (203075/01) show a dining room on the north side of the ground floor of the property, the proposed floor plan and roof plans (203075/03) show this room to be a garage.
It is in fact an integral garage.

14. Question 6 – Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Answer given is no.

However there were trees on the site of the proposed garage but they were removed during the summer 2020.

15. Question 8 – Will the proposed works affect existing car park arrangements?

Answer given is yes, the creation of the detached garage will provide 2 covered parking spaces.

Whilst the works will create 2 covered car parking spaces obviously there is no guarantee that this is what the space will be used for. The car parking spaces already exist, so the structure simply provides cover. Indeed, the garage orientation will reduce the amount of car standing space.

16. The Proposed Site Plan (203075/05) shows an existing fence 1.8 high whereas the fence is less than half that size and is a lattice style. The fence is the responsibility of 25 Upper Drive.

17. The proposed site plan (203075/05) includes a proposal to remove tarmac and reinstate the grass verge. This land is owned by Angmering-on-Sea Estate so the proposal should not be considered as part of this planning application.