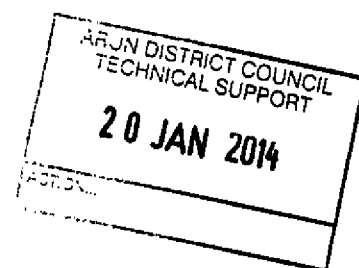


93 North Lane
East Preston
West Sussex BN16 1HD
20th January 2014



Mr. D. Sullivan, Planning Officer
Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Dear Mr. Sullivan,

RE PLANNING APPLICATION EP/144/13/

Please find enclosed a list of our comments on the extension proposed by our neighbours Jason and Rebecca Hazzard at 91 North Lane, East Preston.

Please let us know if you require further clarification on any of the points which we have raised.

Please would you be so kind as to acknowledge receipt of this document. Our email addresses are [REDACTED]

We look forward to hearing the result of this application for planning permission.

Yours sincerely,

[REDACTED]
Linda Hardcastle
Judith Cair

Below are our comments on the proposals for extending 91 North Lane. We are the owners and residents of the adjacent property at 93 North Lane. We wish to register an objection to the scale and to the positioning of the proposed extension on the following grounds:

■	<i>Overshadowing</i> We note that the design of the extension has taken no account of the fact that there are three windows on the adjacent face of our property. The proposed extension would adversely affect the light in three primary rooms of our house: the hall on the ground floor and the two east-facing bedrooms on the first floor. For a substantial part of the morning the sun would be cut off behind the southern reach of the extension and the proximity and scale of the extension would affect light throughout the day. These rooms have no source of light other than our east windows; there are no windows on our north face, so that the lightness of a large portion of our house would be severely affected. We understand that <i>Right of Light</i> is protected under common law and by the <i>Prescription Act of 1832</i>: as all three windows on the east side of the house are more than twenty years old, they fall within the remit of these regulations. The light is already compromised on that side by the existing building; the proposed extension would present a serious obstruction, because of its proximity, length and height. As we believe that the extension would breach the 25 degree rule, as laid out in the <i>Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice'</i>, we would if necessary consider requesting a Local Authority survey to measure the impact of the proposals. We also believe that light into our south-facing windows would be affected by the height and length of the southerly extension, in contravention of the 45 degree rule (BRE document).
■	<i>Overbearingness</i> Because of the scale of the proposed two-storey development along the west wall of number 91 and because of its very close proximity to our property, our path and entrance would feel constricted. The sensation looking out from our hall and from our two east-facing bedrooms would be one of claustrophobia. The proposed two-storey development would extend further south than the wing of our house; it would be evident to us in our ground floor kitchen and our first floor bathroom. It would overlook and alter the character of our garden.
■	<i>Proximity</i> The proposed extension would come within less than one metre of our party fence wall, in what is already a narrow corridor between the two properties. For the reasons outlined above, this close proximity would affect both the light and the atmosphere of our property.

	The extent of the development in a southerly direction would increase these factors and would create a tunnel-like sensation on the east side of our house. The proposed close proximity of the new structure is potentially threatening to the footing of our house. According to the <i>Party Wall Act 1996</i>, we are entitled to receive protection from any possible damage. As the bathroom of the proposed property would be on the west side, we also have serious concerns regarding the installation of drains in the narrow space available between the houses, bringing with it the potential for damage to our drains which are located on the same side. We are informed by the owners that the proposed extension along the west wall of number 91 will be a timber-framed construction; because of the close proximity, less than a metre from our party wall, there would be a potential fire risk.
▪	<i>Character of the neighbourhood</i> We observe from the plans that the proposed extension would increase the volume of number 91 by more than a third. We believe that this may contravene local planning policy. The properties 89, 91, 93 and 95 North Lane form a group of modestly proportioned cottages which contribute significantly to the character of this area of the village. The proposed extension to number 91 would alter the harmoniousness of this grouping.