

PLANNING STATEMENT

37 The Ridings, East Preston, West Sussex, BN16 2TW

This Planning Statement has been prepared in support of application EO/146/18/HH, as the LA do not feel they are able to support the application, as per the following comments;

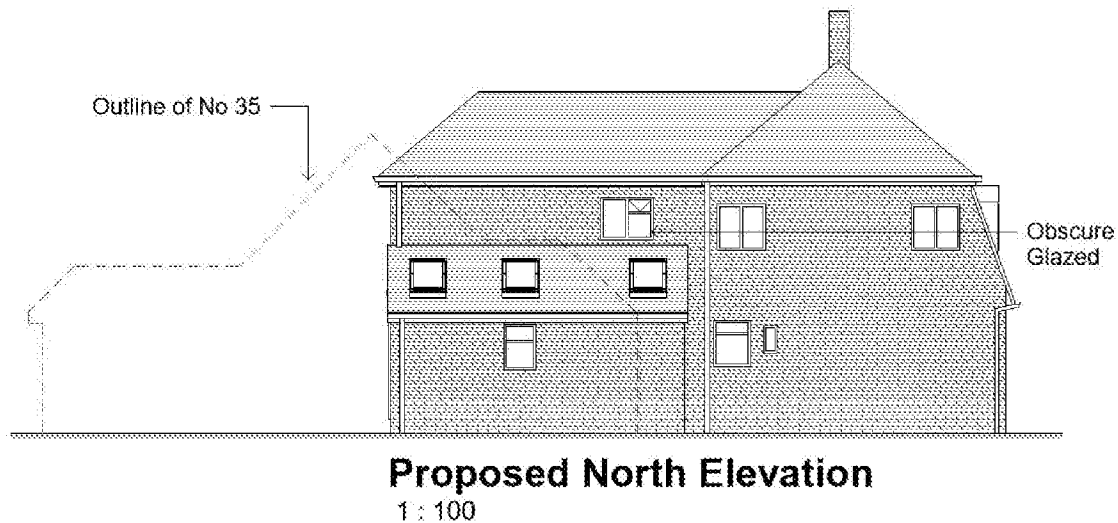
I believe that it is likely that I will be recommending refusal for this application, resultant of its scale, design, massing and proximity to the boundary

With revised drawings sheet A102 and additional drawing sheet A105, we have outlined below the reasons why we believe that the extension would be in keeping with the surrounding properties in terms of scale, design, mass and proximity to boundaries.

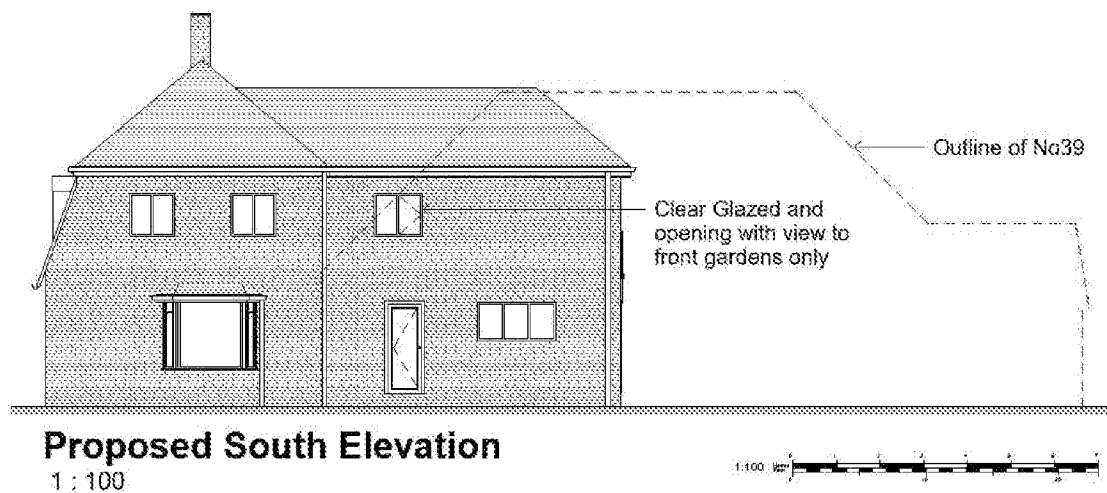
Drawing sheet A105 shows that from the West Elevation, Street Scene shows there is minimal change and would not dramatically affect the appearance of the properties.



On the next page are two clips from the revised drawing sheet A102 which shows an outline of the adjoining neighbour's number 35 & 39 in Red dash lines.



The Red dash line shows that No 37 sits completely in front of No 35. The extension is mainly to the side of No 35, the windows to habitable rooms and the private garden of No 35 would not be affected by the proposed extension. It is only the single storey extension that is approx. 0.990 metres away from the boundary between the properties, the first floor would be over 2.5 metres away from the boundary. No 35 is approx. 0.950 metres away from the boundary



The Red dash line shows that No 37 sits in front of No 39. Again, the proposed extension sits mainly to the side of No 39 and does not affect the windows of habitable rooms or the private garden of No 39. The proposed extension is to be approx. 1.580 metres away from the boundary and No 39 is set over 2.5 metres away from the boundary other than its single garage which is located along the boundary.

The Map below shows the properties closest to No 37 The Ridings. All properties are built up to or very close approx. 1m to their boundaries. These properties are a mixture of bungalows and houses, as shown on the images below. Even with the extension No 37 has one of the smallest footprints. There are a number of properties that extend further forward than their adjoining neighbour, close to the boundary at a first floor level also.





The image above shows Nos 35, 37 & 39. The proposed extension will only extend half way down the side dormer of No 39, the roof would be hipped back and no higher than No 39, therefore there will be no loss of sky view from this angle of the street.



The image above shows a view from the street on the opposite side, the extension will be more evident from the side but as there is to be nearly 5 metres distances between the properties it will not create an over building affect.



These 3 properties are opposite No 37. They are clearly large and are positioned close to each other.



Again opposite No 37, 2 storey houses located close to boundary, this will not be the case of No 37 and the adjoining neighbours



No 30 and 28 have approximately 5m between them and are around 2m to the boundary. No 28 is a very deep property on the North side and is less than 1m away from the boundary on this side with a length of 17m

AREA

Number 35 has a plot size of 568 m² and footprint of 117 m² which is 20.6% usage

Number 37 has a plot size of 687 m² and a Proposed footprint of 102 m² which would be 15% usage

Number 39 has a plot size of 644 m² and a footprint of 114 m² which is 17.7% usage

As you can see but the above calculations, the proposed extension would still have a lower percentage use of the plot that the adjoining properties.