

From: Zac Denton
Sent: 16 January 2019 07:59
To: Amanda Scholes
Subject: FW: 111 Roundstone Drive - EP/175/18/HH

Support rep

Zachariah Denton | Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Nicola Spencer **On Behalf Of** Planning
Sent: 14 January 2019 17:57
To: Zac Denton
Subject: FW: 111 Roundstone Drive - EP/175/18/HH

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From: [REDACTED]
Sent: 11 January 2019 08:51
To: Planning
Subject: 111 Roundstone Drive - EP/175/18/HH

Dear Mr Denton,

Re: 111 Roundstone Drive, East Preston, Littlehampton, West Sussex, BN16 1EN.
Planning ref: EP/175/18/HH - Householder Application for the Demolition of Existing Outbuilding & Sunroom and Proposed Part Single-Storey / Part Two-Storey Rear Extension and new Porch.

Regarding the above application we note that a letter of objection has been received from East Preston Parish Council and we would like to respond to the comments that were made as follows:

1. 'Overshadowing, overlooking or overbearing effect on neighbouring properties.'
Throughout the design stage of the project, and although the clients originally wanted a full width two-storey rear extension, we were conscious of ensuring that the proposals would have a minimal impact on the

neighbouring properties to avoid overshadowing, overlooking and overbearing, so hence the part two-storey, part single storey proposal and narrow first floor bedroom. Prior to submission of the planning application, the applicants met with the owners of both the neighbouring properties at no. 109 and 113 Roundstone Drive and discussed their drawings and the proposals to make sure that they were all happy with what was being proposed before going any further. Both parties gave their approval and neither have objected to the application.

2. ‘Two storey extension would be very visible from the twitten adjacent to the property.’
Please find attached photographs to show that the proposed rear extension would not be very visible from the twitten. The first photo shows that 111 Roundstone Drive is the fifth property to the west of the twitten and the following 3 photos show the view from the twitten looking south-west taken at an eye level of approximately 6m high. It is not possible to view across to 111 Roundstone Drive from the southern end of the twitten due to the high fencing and planting, so the only possible view from the twitten is from the north end looking south west. As the photos show, at most only a very partial part of the roof and the chimney is visible due to the existing evergreen planting and overall distance, so the proposed matching tiled pitched roof to the two-storey extension would not be any more visible or create an overbearing profile.



Please also find below other examples of two-storey rear extensions in Roundstone Drive.



No. 24 Roundstone Drive
Two-storey rear extension.



No. 48 Roundstone Drive
Two-storey rear extension.



No. 80 Roundstone Drive – Part side / part two-storey rear extension.

We hope the above comments and photographs will be of use to you.

Best wishes,

Heidi Pfeiffer

J H Pfeiffer
Architecture & Design
BA (Hons) Dip Arch

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