

From: Nicola Spencer on behalf of Planning.Responses
Sent: 13 April 2022 18:43
To: Planning Scanning
Subject: FW: my responses to complaints ref EP/24/22HH

Nicola Spencer
Technical Support Manager,
Planning Services



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Kathryn Welch
Sent: 13 April 2022 11:13
To: Planning.Responses
Subject: FW: my responses to complaints ref EP/24/22HH

Thanks,

Kathryn Welch
Planning Officer, Planning Department



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: sarah chandler
Sent: 11 April 2022 12:44
To: Kathryn Welch
Subject: my responses to complaints ref EP/24/22HH

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Application ref EP/24/22/HH 3 Normandy Drive BN16 1LT

I am sorry that my loft conversion has caused upset for the neighbours but unfortunately my family circumstances have changed and put me in a position where I need to expand my living area, so that in this current economic climate, my son has somewhere to live and his children can stay 3 nights a week. I understand that planning should be flexible to accommodate family needs .

IN RESPONSE TO OBJECTION FROM 5 NORMANDY DRIVE.

A 'feeling' of being overlooked is not the same as actually being overlooked. For permitted planning, there will be obscured glass on the side and non-opening windows which will protect the neighbour's privacy. Please note that no.5 have in fact gone up into their loft and have opening, clear glass windows which totally overlook my patio and garden.

Their photographs of the dormer are deceptive as it makes it look like the Dormer is being built right on the boundary. In fact there is a space of at least 4 metres to the side boundary from my house wall, housing a flat roofed garage and greenhouse in the space. Therefore, the dormer is not overbearing but a trick of clever photography.

They are also objecting, that it will no longer be a bungalow but a two storey dwelling. As I mentioned previously, they too have converted their loft and now live in a two storey dwelling.

I don't believe that my dormer or front gable will be incongruous as Mr Calder suggests, as they are common in this general area. Along this road, there are 3 easily visible large dormers close to me, no 2, no 7 and no 10 and at least another 15 visible in Normandy Lane and Sea Lane. There is a huge variety of roof styles in the close surrounding area. In this road, just over the road from me, no.8 no10 and no12 all have front gable ends with planning permission. They are not overbearing and in keeping with the general character of

the area. Indeed, I believe that no.10 just over the road from me has had a very similar conversion done, with a dormer and two gables, covered in grey cladding. So mine would be in keeping with the variety of different dwellings in the road.

I don't think it is fair for Mr Calder to make presumptions that other property owners would share his view and object to planning.

I trust that my application will be treated as any other loft conversion planning submission and any link to parties involved in decision making will be disclosed.

MY RESPONSE TO NO 1 NORMANDY DRIVE OBJECTION

I do not believe that the proposed velux windows in the roof, will greatly impose on no 1's privacy. As velux look up, out to the sky, it will be impossible to view their patio and back rooms, unless I stand on a ladder! I would also like to note that almost every other property in the area has velux roof light windows installed. We need the windows for light to compensate for the obscured glass in the side windows.

I find it hard to believe that my gable and dormer, (which I believe comes under permitted development) would have any significant impact on light into their back garden as it does not exceed the highest part of the existing roof.

MY RESPONSE TO THE PARISH COUNCIL OBJECTION

Section 4.16 of the East Preston Neighbourhood Plan advises that houses should harmonise with other houses in the road and not alter the street scene. The properties in this road and immediate surrounding roads, are a varied mix of roof styles, design and building , so I do not agree that mine will be an unacceptable change to the street scene. I do not believe that my dormer will be any more visible than the other 20 visible dormers in the immediate area, (including in Normandy Drive) and all are very visible from the road. There are also several front gables on loft extension in my road which have been approved by planning (no.8 no10 no12). There are also many houses in the immediate area (area 2) with grey cladding on which harmonises in a coastal area.

It is not true that the dormer will have an unacceptable negative impact on the privacy of properties to the west, as the windows on the west facing side will be obscured and non-opening. The western side boundary is just over 4m away from my property.

My understanding is that the work that has commenced which includes the rear gable and the side dormer (without the front gable) comes under permitted development. It is under 50 cubic metres, obscured glass to the western side. To get the ceiling height needed, the roof is close to the ridge but it does not exceed the existing roof ridge. There is in fact a dormer at 34 Sea Lane where the roof is close to the ridge.

To say that my loft extension will have an 'unacceptable harmful impact' on neighbouring properties is a ridiculous exaggeration.

Lastly I would like to add that the Parish Council needs to acknowledge the changing needs of occupants and family circumstances as stated in the very same policy DM1 of Arun local Plan that they are saying I am in conflict with. I am adapting my property from necessity, so that my son has somewhere to live and work from home and that his children can stay over for 3 nights a week.

Regards,

Sarah Chandler 3 Normandy Drive, BN16 1LT

