

27 Sea Lane
East Preston
West Sussex
BN16 1NH

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF
Dear Sir /Madam

12th February 2021

Ref: EP/2/21HH

Description of Works: Erection of front extension to create first floor balcony, following demolition of existing conservatory with changes to external materials and wall finishes.
Location: 27A Sea Lane, East Preston, BN16 1NH

The following are our objections. Please see attached file showing photographs (and key to where they have been taken) also impact plans for ground floor and first floor in relation to our annexe, house and garden.

1. First Floor Balcony (east elevation) to rear of 27a

We have the following objections to the rear balcony on the grounds that:

- ¿ It is not a permitted development and it needs planning permission. The rear balcony proposed at 27a is not included in the Description of Works but is drawn on the plan. The drawing shows a balcony at the rear and replacement of the bedroom window with patio doors.
- ¿ It is very close to our boundary and would provide a seating area for several people elevated above our garden with a full view of it.
- ¿ It directly overlooks an annexe which is occupied by our Father. From the balcony you would be able to look directly into his living room through his double patio doors and also into the kitchen. It will take away all the privacy he has and affect his wellbeing. (Photos 1-5 and impact plans)
- ¿ It would directly overlook our back garden, which would affect our wellbeing and enjoyment of our garden. (Photos 6-14 and impact plans).
- ¿ It would overlook an established patio area that we use to sit out (Photos 6/7 and impact plans).
- ¿ People standing on the balcony will be able to look back into our first floor bedroom window. (Photo 15).
- ¿ People standing on the balcony will be able to look back into our kitchen window. (Photo 16).
- ¿ Living rooms and gardens of bungalow properties in Oakley Gardens will be directly overlooked (see impact plans)

- ¿ Gardens in Sea Lane and Normandy Lane could be overlooked (see impact plans).
- ¿ There is no precedent for first floor balconies at the rear of properties in this area.
- ¿ The density and pattern of housing in the area is not suitable for a balcony to be put in this position.
- ¿ There is potential for noise disturbance.

The rear balcony is the main and most worrying objection for us.

2. North Elevation

We have concerns about this elevation as it dominates a third of our garden, is parallel to the annexe and overlooks all the windows of the annexe. Changes to this elevation will impact us because:

- ¿ The first floor window on the north elevation of 27a directly overlooks our paved seating area. This window should continue to be obscure glass with the same opening configuration. (Photo 19). This was specified in a previous planning approval.
- ¿ An entrance door has been moved from the south elevation of 27a to the north elevation opposite the kitchen in our annexe. The current hedge is thinning and the fence is lower at this point. (Photo 18).
- ¿ Movement of the entrance door will mean more traffic through a narrow sideway near our paved seating area. The door will open onto a utility room and could provide an alternative way to enter the property.
- ¿ The use of white render, grey roof tiles, timber cladding (colour not defined) and new glazing (colour t.b.c.) will be more stark and confusing to the eye than the current brown hung tiles, and tiled roof, which blend in with trees and vegetation. (Photo 17).
- ¿ White render is more liable to discolouration than hung tiles. Cladding will require maintenance.
- ¿ A soil pipe will doubtless appear on this elevation where there has been none, this is not shown on plans.
- ¿ We are concerned that a drainage survey has not been done to determine whether the shared foul drainage connection point has the capacity for the proposal. There is a history of this pipe getting blocked as it runs at shallow depths under the driveway of 27a. This would need to be borne in mind for any heavy lorries associated with construction as there have been problems in the past.

3. Balcony to front (west elevation) and roof

We have the following objections to the roof extension and balcony to the front of 27a because:

- ¿ The roof of 27a has already had a large extension in the past. It has a very dominant impact on our garden and our annexe. The further extension of the roof at the front would take out the last view of the sky that our Father can see from his bedroom window in the annexe and this would be very oppressive for him. (Photo 20)
- ¿ The extension of the front roof would take sunlight from the paved seating area in front of our kitchen and make the side elevation more oppressive as we sit at our garden table and as we enter by the side gate. (Photo 21)
- ¿ We have a box bedroom/study from which we can see the front window of 27a. Therefore, we believe that we will be overlooked by the new balcony. (Photo 23).
- ¿ From our living room on the ground floor we can look up, through a glass side door and sun room to the first floor of 27a. We believe we will be able to see people moving on the balcony above and they could see us. (Photo 23)

We would like to make the following overall objections:

- ¿ No. 27a is a chalet bungalow that has a very dominant roof, which has already had a large extension. The planned large extension of this roof to the front serves only to provide a balcony to the first floor which will look out onto the road, a neighbouring electrical substation, garages and car park opposite.
- ¿ There is no precedent in Sea Lane for first floor balconies to houses or bungalows. There are two balconies to the third floor of the flats at Seacroft Flats No. 17 but this is very much the exception, in not just Sea Lane but within any neighbouring street too.
- ¿ There are no contextual drawings to show how the front elevations will sit in the streetscape. The local vernacular in Sea Lane is for brown tiled roofs rather than slate and there is no evidence of wood cladding on dormers.
- ¿ The style of the proposal, with glass balconies, white rendering and timber cladding will be different to what is around it. Although it would suit a photograph in a brochure it will not be in keeping with its surroundings. Sea Lane has a residential character which it is desirable to retain with family homes that can sustain a village community.

East Preston Neighbourhood Plan - Policy 1: Housing General Principles - Development Principles

4.12 The materials used on new or altered buildings should harmonise both in colour and texture with the materials used in adjoining buildings. _

4.16 'Enlarged houses should harmonise with other houses in the road in scale, design and materials. Extensions are best placed at the rear. They should not be visually intrusive or alter the pattern of the street scene.'

4.18 'Preservation of the street scene is important to protect the character of the village.'

- ¿ We suggest that East Preston Parish Council or Arun District Council should give some consideration as to whether a 'Material Change' to the property is occurring. Especially in light of difficulties the Council has had with other properties in East Preston. The proposed style with balconies to the front and rear, open plan interior, and the amount of sleeping accommodation lends itself to a holiday let. The proposal can easily accommodate up to 10 people with ample car parking. The fact that on the Council's Application form the Owner (whose address is in Gloucestershire) is different to the Applicant (with no address) could also be a sign of this.

East Preston Neighbourhood Plan 4.22 'A material change of use requires planning permission. The use of houses for short holiday lets can affect the amenities of neighbouring residents and affect the character of a neighbourhood: planning permission should therefore only be granted if the commercial use would not harm the amenities of neighbours or alter the character of a neighbourhood.'

- ¿ The new roof which will form the proposed balcony to the front of the chalet bungalow at No. 27a will bring the building line of the bungalow forward by 1.8 metres. There are no dimensions on the plan to indicate if the overall roof height will change.

We have noticed that internal work has already started and the conservatory has been demolished.

Thank you for considering the objections we have raised and we hope we have clearly explained our reasons for them and our particular worry about the rear balcony. We would be more than happy for members of the Planning Committee to visit our garden, which can be accessed from a side entrance in a completely Covid secure way.

Yours faithfully

CW M dNanara

D A M dNanara

Attached file.

Photographs 1 - 23

Key to where each photograph was taken

Impact Plan 1 - first floor

Impact Plan 2 - ground floor

EP/2/21HH

List of photographs taken by C & D McNamara at 27 Sea Lane to illustrate objections.

1	First Floor Balcony to rear of 27a
1	Annex - outside kitchen window to proposed rear balcony 27a
2	Annex - outside sitting room to proposed rear balcony 27a
3	Annex - inside sitting room to proposed rear balcony 27a
4	Annex - sitting room to proposed rear balcony
5	Annex - kitchen to proposed to rear balcony
6	Garden - Rear patio 27 to proposed rear balcony 27a
7	Garden - Rear patio 27 to proposed rear balcony 27a
8	Garden - Rear patio 27 to proposed rear balcony 27a
9	Garden - North boundary 27 to proposed rear balcony 27a
10	Garden - Picnic bench 27 to proposed balcony 27a
11	Garden - at rear fence 27 to proposed balcony 27a
12	Garden - under Crabapple 27 to proposed balcony 27a
13	Garden - lawn 1/3 from rear fence 27 to proposed balcony 27a
14	Garden - lawn 1/2 from rear fence 27 to proposed balcony 27a
15	House - First floor bedroom to proposed balcony site
16	House - Kitchen to proposed rear balcony
	North elevation
17	Annex - North elevation of 27a from outside annexe
18	Annex - kitchen to proposed new door north elevation
19	House - Paved area - existing north elevation of 27a
	Front Balcony and roof
20.	Annex - bedroom window to proposed front roof
21	House - Paved area - north elevation of 27a & front roof
22	House - living room side door to proposed front balcony
23	House - First floor bedroom/study to proposed front balcony