

9 Oakley Gardens
East Preston
West Sussex
BN16 1LR

Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

15th February 2021

Dear Sir / Madam,

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 to the planned remodelling of the above property.

Firstly, had our good Neighbours, at 27 Sea Lane, not told us of the planned changes to the property we would not have had any inkling of what was proposed.

1, First Floor Balcony (to the rear of 27A)

We object to the rear balcony on the following grounds:-

It is not a permitted development and will need planning permission. The rear balcony proposed is not mentioned in the description of works and I quote.

Erection of front extension to create first floor balcony, following demolition of existing conservatory. no mention of a rear balcony! However, the balcony is clearly shown on the plans.

Our main objection is one of loss of privacy as, if this balcony application is granted, the new residents, standing on this new recreational space/balcony, will look directly into the gardens, living rooms and kitchens of numbers 8 and 9 Oakley Gardens. Plus into the house and annex of number 27 Sea Lane. Also into the gardens of other properties in Sea Lane and Normandy Drive.

There is no precedent for first floor balconies at the rear of houses in the area due to the proximity of other properties in the area. Therefore rear balconies, overlooking neighbours gardens and living areas, are not suitable.

2, **Intended use of 27A**

The application form is confusing as the applicant does not appear to be the owner. The owner appears to be the Son of the previous owner and he lives in Gloucestershire. This makes us worried and uneasy as, due to the extensive remodelling and extending of the property, together with three balconies, one might consider that this work could be transforming the building into a "Costal Holiday Let" This would lead to possibly unrivalled levels of noise from Short let tenants using the balconies and gardens, during the day and into the night time, therefore affecting the lives of the residents in the surrounding properties.

Oakley Gardens is a small development of bungalows occupied by, mainly retired Villagers. who have, like us, downsized and moved to a quiet location to live out their retirement years. Therefore any change to the privacy/noise levels to the bungalows situated on the west side of Oakley Gardens would permanently undermine the status quo.

3, **Property Values**

We have consulted several Estate Agents to obtain a balanced view on the likely effect on the value of properties, adjacent to 27A , due to the loss of the privacy that we enjoy at present. Their collective view is that where properties are overlooked it can make selling more difficult and therefore the value would be detrimentally affected.

4, **Garden Screening**

The gardens to the bungalows 8 & 9 Oakley Gardens are small and therefore if the owners of 27a Sea Lane suggest planting " tall hedging" to obscure the sigh line. This would be unacceptable as this would, because of the short length of our gardens, rob us of the light and sunshine we currently enjoy.

Thank you for considering our objections to this application. We hope that we have clearly outlined the reasons for our objections. Our main concern is for loss of privacy due to the proposed balcony to the east side of the house. We are happy for council officers to visit, if necessary, to satisfy themselves the our objections are valid.

Yours faithfully

Victor Ruocca